



Ordinary Council Meeting

3 April 2019

Council Chamber, Town Hall, Sturt Street, Ballarat

AGENDA

Public Copy

NOTICE IS HEREBY GIVEN THAT A MEETING OF BALLARAT CITY COUNCIL WILL BE HELD IN THE COUNCIL CHAMBER, TOWN HALL, STURT STREET, BALLARAT ON WEDNESDAY 3 APRIL 2019 AT 7:00PM.

AGENDA

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The next Ordinary Meeting of the Ballarat City Council will be held on Wednesday 24 April 2019.

1. OPENING DECLARATION

Councillors: *"We, the Councillors of the City of Ballarat, declare that we will carry out our duties in the best interests of the community, and through collective leadership will maintain the highest standards of good governance."*

Mayor: *"I respectfully acknowledge the Wadawurrung and Dja Dja Wurrung People, the traditional custodians of the land, and I would like to welcome members of the public in the gallery."*

2. APOLOGIES FOR ABSENCE

3. DISCLOSURE OF INTEREST

4. CONFIRMATION OF MINUTES

5. MATTERS ARISING FROM THE MINUTES

6. PUBLIC QUESTION TIME

Note – all public representations will be heard before each item on the agenda.

QUESTION TIME

- Question Time will be for a period of 30 minutes;
- Questions submitted must begin with the submitters name and suburb;
- No person may submit more than two questions at any one meeting;
- If two questions are submitted, the second question may be deferred until all other questions have been asked, or may not be asked if the time allotted for public question time has expired.
- A question may be disallowed if the chair determines that it:
 - Relates to a matter outside of Councils responsibility;
 - Is defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable in language or substance;
 - Deals with a subject matter already answered;
 - Is aimed at embarrassing a Councillor or a member of Council Staff;
 - Relates to personnel matters;
 - Relates to the personal hardship of any resident or rate payer;
 - Relates to industrial matters;
 - Relates to contractual matters;
 - Relates to proposed developments;
 - Relates to legal advice;
 - Relates to matters affecting the security of Council property: and/or
 - Relates to any other matter which Council considers would prejudice Council or any other person.
- A Councillor or the Chief Executive Officer may require a question to be put on notice. If a question is taken on notice, the answer to it must be incorporated in the minutes of Council and a written copy of the answer sent to the person who asked the question: and
- A Councillor or the Chief Executive Officer may advise Council that an answer should be given in a meeting closed to members of the public and why.

PUBLIC SUBMISSIONS

1. Representatives must register by 4:30pm on the day of a Council meeting by contacting the City of Ballarat on (03) 5320 5875. No unregistered public representative will be allowed to speak.
2. The Representative will be given three to five minutes to address the meeting, with extension of time at the discretion of the Chair.
3. Any Councillor can ask questions of the Representative.
4. The Chair may limit the number of representatives on any particular Agenda item.
5. All representations must relate to items on the Agenda and will be heard prior to each respective Agenda item.

7. REPORTS FROM COMMITTEES/COUNCILLORS

8. CHIEF EXECUTIVE OFFICER REPORT

Division: Executive Unit
Director: Justine Linley
Author/Position: Justine Linley – Chief Executive Officer

OFFICER RECOMMENDATION

Council resolves to:

- 1. Request the CEO to provide a CEO's Operational Report to each Council meeting.**

EXECUTIVE SUMMARY

The City of Ballarat provides a broad range of services and is custodian of community assets in excess of \$2 billion. The operations of the organisation of the City of Ballarat are extensive and diverse.

In the preparation of reports for the consideration and determination by Councillors at a Council meeting the vast amount of daily work undertaken by the organisation is not often captured or reported on, other than in the formal reporting mechanisms required in the quarterly financial reports, quarterly Council Plan progress reports or the Annual Report.

It is therefore proposed that the CEO provide an Operational Report to each Ordinary Council meeting highlighting issues and outcomes affecting the performance of the organisation as it delivers services and implements the strategies and policy decisions of the Council.

RATIONALE

The Council of the City of Ballarat is responsible for setting the strategic direction of the municipality. The CEO of the City of Ballarat is the sole employee of the Council and is responsible for establishing the organisational structure and implementation of resources to achieve the objectives set by the Council.

Often the visibility of the breadth of the operations, services and achievements of the organisation is not as clear as it could be and is only reported to Ordinary Council meetings as part of more formal reporting requirements (eg, Annual Report, Financial Report, Council Plan Progress report).

It is proposed that to provide a greater level of access to not only the achievements of the organisation, but also the challenges and issues confronting staff and officers in the delivery of services, that the CEO provide an Operational Report to each Ordinary Council meeting.

It is proposed that the report include, but not be limited by, the following operational areas:

- Operational Portfolios – Infrastructure and Environment, Community Services and Development, Prosperity, Finance and Audit
- Strategic Portfolios – Design-led City, Integrated Transport and Land-use Planning, Clever City and Knowledge Economy.

LEGISLATION, COUNCIL PLAN, STRATEGIES AND POLICY IMPACTS

- *Charter of Human Rights and Responsibilities Act 2006*
- City of Ballarat Council Plan 2017 – 2021

REPORTING AND COMPLIANCE STATEMENTS

Implications	Considered in Report?	Implications Identified?
Human Rights	Yes	No
Social/Cultural	No	No
Environmental/Sustainability	No	No
Economic	No	No
Financial/Resources	Yes	No
Risk Management	No	No
Implementation and Marketing	No	No
Evaluation and Review	No	No

Human Rights – It is considered that this report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

Financial/Resources – No additional financial implications will arise from the preparation of a CEO Operational Report.

CONSULTATION

Councillors have been consulted in the preparation of the report.

OFFICERS DECLARATIONS OF INTEREST

Council Officers affirm that no direct or indirect interests need to be declared in relation to the matter of this Report.

REFERENCE DOCUMENTS

ATTACHMENTS

Nil

9. ASSEMBLIES OF COUNCILLORS

9.1. ASSEMBLIES OF COUNCILLORS

Division: Business Services
Director: Glenn Kallio
Author/Position: Sarah Anstis - Administration Officer Statutory Compliance

OFFICER RECOMMENDATION

Council resolves to approve the report on Assemblies of Councillors as listed:

- 27 February 2019 Agenda Review Briefing
- 1 March 2019 Prosperity Portfolio Meeting – Economic Partnerships
- 5 March 2019 Ballarat Polocrosse – Australian National Championship
- 6 March 2019 Finance Committee
- 6 March 2019 Strategic Briefing
- 7 March 2019 Ballarat Airport Advisory Committee Meeting
- 12 March 2019 Community Development Councillor Portfolio Meeting
- 20 March 2019 Council Agenda Review Briefing

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with copies of Assembly of Councillor Records as required under section 80A(2) of the *Local Government Act 1989*.

RATIONALE

Section 80A(2) of the *Local Government Act 1989* requires the record of an Assembly of Councillors to be reported at an Ordinary Council meeting. Assembly of Councillors Records are attached to this report.

LEGISLATION, COUNCIL PLAN, STRATEGIES AND POLICY IMPACTS

- *Charter of Human Rights and Responsibilities Act 2006*;
- *Local Government Act 1989*; and
- City of Ballarat Council Plan 2017-2021.

REPORTING AND COMPLIANCE STATEMENTS

Implications	Considered in Report?	Implications Identified?
Human Rights	Yes	No
Social/cultural	Yes	Yes
Environmental/Sustainability	No	No
Economic	No	No
Financial/Resources	No	No
Risk Management	Yes	Yes
Implementation and Marketing	No	No
Evaluation and Review	No	No

Human Rights - It is considered that this report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

Social/Cultural - The inclusion of the attached Assembly of Councillor Records in the Council Agenda and the availability to the community increase awareness of the activities of Council and could increase community involvement in decision making at Council level.

Risk Management - There are implications with regards to Council's compliance with the *Local Government Act 1989* if Assembly of Councillor Records are not reported to Council.

OFFICERS DECLARATIONS OF INTEREST

Council Officers affirm that no direct or indirect interests need to be declared in relation to the matter of this Report.

REFERENCE DOCUMENTS

- Nil

ATTACHMENTS

1. 27 February 2019 Agenda Review Briefing **[9.1.1]**
2. 1 March 2019 Prosperity Portfolio Meeting - Economic Partnerships **[9.1.2]**
3. 5 March 2019 Ballarat Polocrosse - Australian National Championship **[9.1.3]**
4. 6 March 2019 Finance Committee **[9.1.4]**
5. 6 March 2019 Strategic Briefing **[9.1.5]**
6. 7 March 2019 Ballarat Airport Advisory Committee Meeting **[9.1.6]**
7. 12 March 2019 Community Development Councillor Portfolio Meeting **[9.1.7]**
8. 20 March 2019 Agenda Review Briefing **[9.1.8]**

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Council Agenda Review Briefing
Date of meeting:	27 February 2019
Start time:	6:30pm
Finish time:	9:15pm

Councillors present:
Cr Jim Rinaldi Cr Grant Tillett Cr Ben Taylor Cr Mark Harris Cr Des Hudson Cr Daniel Moloney Cr Amy Johnson Cr Belinda Coates Cr Samantha McIntosh
Apologies:
Nil
Council staff present:
Justine Linley – Chief Executive Officer Terry Demeo – Director Infrastructure and Environment Jeff Johnson – Acting Director Development and Planning Neville Ivey – Director Community Development Cameron Gray – Director Innovation and Organisational Improvement James Guy – Executive Manager Economic Partnership Matthew Swords – Manager Business Improvement
Other attendees present:
Nil

Conflict of Interests:				
Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest.				
A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.				
Name of person(s) declaring the conflict	Type & details declared	Left Meeting Yes/No	Time left	Time returned
Nil				

Matters Considered: <i>*Provide dots points of matters discussed.</i>
External Advocacy Requests
<ul style="list-style-type: none"> • Australian Local Government Association Motion
Updates from Portfolio Meetings
Updates for Councillors
<ul style="list-style-type: none"> • Airport Project • MPavllion

- Hall Public Liability
- International Travel 2019

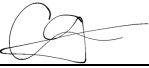
Review of Draft Council Agenda 13 March 2019

- Petition – Speeding and Hooning in Cobden Street Mount Pleasant
- Assemblies of Councillors
- Reconciliation Action Plan 2019-2020
- Community Engagement Framework
- Social Enterprise Grant Application - Ballarat Evolve
- Rural Council Transformation Program
- Adoption of Revised City of Ballarat Procurement Policy (V8)
- Access & Inclusion Plan
- Urban Forest Action Plan
- Endorsement of City of Ballarat Carbon Neutrality & 100% Renewables Action Plan
- Council Plan Progress Report - Quarter 2
- Planning Policy Framework
- Contracts Special Committee of Council - 12 December 2018 & 30 January 2019
- Outstanding Question Time Items

Items in Camera

- Social Enterprise Grant Application - Ballarat Evolve
- Contracts Special Committee of Council - 12 December 2018 and 30 January 2019
- CEO Performance Review Committee
- Tender 2018/19-118 Gillies Road Roundabout
- Tender 2018/19-115 Ballymanus Central Park

Record completed by:

Signed: 	Position: Director Innovation and Organisational Improvement
Name: Cameron Gray	Date: 28 February 2019

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Prosperity Portfolio Meeting - Economic Partnerships
Date of meeting:	1 March 2019
Start time:	7.38am
Finish time:	8.50am

Councillors present:
Cr McIntosh, Cr Rinaldi & Cr Moloney
Apologies:
Angelique Lush – Director Development and Planning
Council staff present:
James Guy – Executive Manager Economic Partnerships, Samantha Magill – Manager Economic Development and Lisa Kendal – Manager Strategic Planning.
Other attendees present:

Conflict of Interests:				
Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest				
A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.				
Nil	[Type & details declared]	Left Meeting [Yes/No]	[Time left]	[Time returned]

Matters Considered: <i>*Provide dots points of matters discussed.</i>
<p>Economic Development</p> <ul style="list-style-type: none"> ◆ Business Interaction Register • Commerce Ballarat and GovHub • Better Approvals Project • Start Up Ballarat • E Sports • Fed Uni O-Week Market Day • New Residents Program • W2E Forum • 12a Albert St. Sebastopol • PauseFest Video • Coles <p>Strategic Planning</p> <ul style="list-style-type: none"> • Proposed Liquor License Amendment / Planning Reform Package • Consultation activities:

- o Wendouree Station Commences Today
- o Brown Hill Local Area Plan
- o Dowling Forest Equine Precinct
- o Clarendon College Amendment
- o Bakery Hill and Bridge Mall - Consultation Hub and Community Working Group

Record completed by:

Signed:

Position: Executive Manager Economic Partnerships

Name: James Guy

Date: 4 March 2019

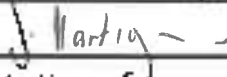
APPENDIX 1



Assembly of Councillors Record

This Form **MUST** be completed by the attending Council Officer and returned **IMMEDIATELY** to Executive Manager Governance and Information Services for recording in the register.

Purpose of meeting:	Ballarat Polocrosse – Australia National Championship
Date of meeting:	5 March 2019
Start time:	4.00 pm
Finish time:	4.45 pm
Councillors present:	Cr Grant Tillett
Apologies:	Natalie Robertson
Council Staff present:	Terry Demeo, John Hartigan, Neville Ivey, Darren Sadler, Jeff Johnson and Heidi Zukaukas
Other people present:	Steven Owen and Lance Owen
Any conflict of interest disclosed? <i>*If so, provide details of which Councillor(s) disclosed a conflict of interest and any details of that conflict of interest. The time at which the Councillor left and returned should be recorded here, with a statement (if applicable) that a Councillor was absent when one or more of the matters outlined below was being considered.</i>	No

Matters considered: <i>*Provide dots points of matters discussed.</i>	<ul style="list-style-type: none"> • Restricted water flow from the Polocrosse grounds bore. • Permits for the event. • Letter to confirm event from Australia Polocrosse Association
Signed: 	Position: Airport Manager
Name: John Hartigan	Date: 6 March 2019

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Finance Committee
Date of meeting:	6 March 2019
Start time:	3:35pm
Finish time:	4:35pm

Councillors present:
Cr Grant Tillet Cr Jim Rinaldi Cr Belinda Coates Cr Daniel Moloney
Apologies:
Cr Mark Harris
Council staff present:
Justine Linley – Chief Executive Officer Glenn Kallio – Director Business Services
Other attendees present:
Nil

Conflict of Interests:				
Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest.				
A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.				
Name of person(s) declaring the conflict	Type & details declared	Left Meeting Yes/No	Time left	Time returned
Nil				

Matters Considered:
<ul style="list-style-type: none"> • Rate Impact • Budget Proposal

Record completed by:	
Signed: 	Position: Director Business Services
Name: Glenn Kallio	Date: 19 March 2019

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Strategic Briefing
Date of meeting:	6 March 2019
Start time:	6:35pm
Finish time:	10:27pm

Councillors present: Cr Daniel Moloney Cr Ben Taylor Cr Belinda Coates Cr Grant Tillett Cr Samantha McIntosh Cr Jim Rinaldi Cr Des Hudson (left at 8.15pm) Cr Mark Harris
Apologies: Cr Amy Johnson
Council staff present: Justina Linley – Chief Executive Officer Terry Demed – Director Infrastructure and Environment Angelique Lush – Director Development and Planning Glenn Kallio – Director Business Services Neville Ivey – Director Community Development Cameron Gray – Director Innovation and Organisational Improvement Jenny Fink – Executive Manager Learning and Community Hubs James Guy – Executive Manager Economic Partnerships Lisa Kendal – Manager Strategic Planning Siobhan Dent – Economic Development Projects Officer
Other attendees present: Nil

Conflict of Interests:				
Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended) if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest.				
A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.				
Name of person(s) declaring the conflict	Type & details declared	Left Meeting Yes/No	Time left	Time returned
Nil				

Matters Considered:

External Advocacy Requests

- Australian Local Government Association Motion

Portfolio Updates

Strategic Briefing Reports

- Loreto College BWEZ / DV Update
- Design Led City and Integrated Transport Cross Organisational Strategic Task Force
- Hydrogen City Update
- General Libraries of the Future
- Flood Amendment Consultation
- Hall Public Liability and Insurance
- Grants Review

Record completed by:

Signed: 

Position: Director Business Services

Name: Glenn Kallio

Date: 7 March 2019

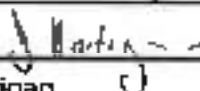
APPENDIX 1



Assembly of Councillors Record

This Form **MUST** be completed by the attending Council Officer and returned **IMMEDIATELY** to Executive Manager Governance and Information Services for recording in the register.

Purpose of meeting:	Ballarat Airport Advisory Committee Meeting
Date of meeting:	7 March 2019
Start time:	8.00 am
Finish time:	10.00 am
Councillors present:	Cr McIntosh and Cr Grant Tillett
Apologies:	Cr Moloney, Sandy Gray, Peter Mackay and Natalie Robertson
Council Staff present:	Terry Demeo, John Hartigan and Roland Wade
Other people present:	Daryl Chibnall, Jerry Lim, George Langley, Warwick Kinscher, Simon Kinnersley, Cameron Wright and Gordon Cornell
Any conflict of interest disclosed? <i>*If so, provide details of which Councillor(s) disclosed a conflict of interest and any details of that conflict of interest. The time at which the Councillor left and returned should be recorded here, with a statement (if applicable) that a Councillor was absent when one or more of the matters outlined below was being considered.</i>	No

<p>Matters considered:</p> <p><i>*Provide dots points of matters discussed.</i></p>	<ul style="list-style-type: none"> • Ballarat Drag Racing Club – Doug Penna • Update Ballarat West Employment Zone / Runway Funding – Terry Demeo • Aerial Fire Operations • Council's rabbit baiting program • Recorded aircraft movements during 2018 • Ballarat Swap Meet • CCTV signs • Friends of the Anson
<p>Signed: </p>	<p>Position: Airport Manager</p>
<p>Name: John Hartigan</p>	<p>Date: 7 March 2019</p>

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Community Development Councillor Portfolio Meeting
Date of meeting:	Tuesday, 12 March 2019
Start time:	3.30pm
Finish time:	5.30pm

Councillors present:
Cr Belinda Coates, Cr Des Hudson

Apologies: Cr Amy Johnson

Council staff present:

Neville Ivey, Director Community Development

Jenny Fink, Executive Manager Learning & Community Hubs

Helen McIntosh, Executive Assistant Director Community Development

Other attendees present:

Nil

Conflict of Interests:

Pursuant to Sections 77, 78 and 79 of the *Local Government Act 1989* (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest.

A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.

Nil	Left Meeting (No)	[Time left]	[Time returned]

Matters Considered: *Provide dots points of matters discussed.*

- Minutes of Meeting 12 February 2019
- Library discussions
- Upcoming Strategic Briefings
- Upcoming Reports to Council
- BALC Update
- Creswick Road Carpark Update
- \$5million - Create List of Projects
- City of Ballarat in Ongoing Survivor Response
- Progress Report Crickets Fees & Charges
- BALC - Cost to Hire for Swimming Carnivals

Record completed by: Helen McIntosh

Signed:  **Position:** Executive Assistant Director Community Development

Name: Helen McIntosh **Date:** 13 March 2019

ASSEMBLY OF COUNCILLORS RECORD

This record must be completed by the attending Council Officer and returned to the Statutory Compliance Unit within 48 hours after the meeting for recording in the register.

Description of meeting:	Council Agenda Review Briefing
Date of meeting:	20 March 2019
Start time:	7.00pm
Finish time:	10.30pm

Councillors present: Cr Jim Rinaldi Cr Grant Tillet Cr Ben Taylor Cr Mark Harris Cr Des Hudson Cr Daniel Moloney Cr Amy Johnson Cr Belinda Coales Cr Samantha McIntosh
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Apologies: Nil

Council staff present: Justine Linley – Chief Executive Officer Terry Demeo – Director Infrastructure and Environment Angelique Lush – Director Development and Planning Neville Ivey – Director Community Development Cameron Gray – Director Innovation and Organisational Improvement Glenn Kallo – Director Business Services Lisa Kendal – Manager Strategic Planning James Guy – Executive Manager Economic Partnerships Mathew Swords – Manager Business Improvement

Other attendees present: Nil
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Conflict of Interests: Pursuant to Sections 77, 78 and 79 of the <i>Local Government Act 1989</i> (as amended), if a Councillor has a conflict of interest in a matter which is to be considered or discussed at a meeting, the Councillor must, if he or she is attending the meeting, disclose the conflict of interest. A Councillor who has declared a conflict of interest must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.

Name of person(s) declaring the conflict	Type & details declared	Left Meeting Yes/No	Time left	Time returned
Nil				

Matters Considered: <i>*Provide dot points of matters discussed</i> Updates from Portfolio Meetings Updates for Councillors <ul style="list-style-type: none"> • Dowling Forest Precinct Property Market Review and Options Analysis • Eddy Avenue • Budget Update
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Review of Draft Council Agenda 3 April 2019

- Chief Executive Officer Report
- Assemblies of Councillors
- Petition
- Endorsement of City of Ballarat Carbon Neutrality & 100% Renewables Action Plan
- Miners Rest Township Plan
- Interim Heritage Protection – 113 Lofven Street, Nemina
- International Travel – Shenzhen Smart Cities Forum, Nexus: Nanjing-Victoria Start Up Summit and Victoria-Jiangsu Sister State Anniversary Summit
- International Travel – 15th World Congress of The Organisation of World Heritage Cities
- International Travel – World League of Historical Cities Board Meeting
- Friends of Botanical Gardens – MOU Review
- Rural Council Transformation Program
- Reconciliation Action Plan 2019-2021
- Adoption of Revised City of Ballarat Procurement Policy (V8)
- Outstanding Question Time Items

Items in Camera

- Tender No 2018/19 – 80 Eastern Oval Lighting Upgrade

Record completed by:

Signed: *Glenn Kallio*

Position: Director Business Services

Name: Glenn Kallio

Date: 25 March 2019

10. PETITIONS

Division: Business Services
Director: Glenn Kallio
Author/Position: Sarah Anstis – Administration Officer Statutory Compliance

RECOMMENDATION

Council resolves to:

- 1. That the petition be received; and**
- 2. That the petition be referred to the Chief Executive Officer for consideration and response; or**
- 3. That the petition be referred to the Chief Executive Officer for a report to a future Council Meeting.**

EXECUTIVE SUMMARY

201 residents of the Ballarat area request that Council receive this petition which reads:

“We the undersigned residents call on the City of Ballarat to improve the Dowling Street Dog Park by approving and building a simple shelter at the park to provide year-round protection for the park’s many users against rain, heat, and UV rays.”

ATTACHMENTS

Nil

11. OFFICER REPORTS

11.1. ENDORSEMENT OF CITY OF BALLARAT CARBON NEUTRALITY & 100% RENEWABLES ACTION PLAN

Division: Infrastructure and Environment
Director: Terry Demeo
Author/Position: Quenton Gay - Waste, Water & Energy Officer

OFFICER RECOMMENDATION

Council resolves to:

1. Endorse the draft Carbon Neutrality and 100% Renewables Action Plan.
2. Refer explicit actions identified in the plan for budget consideration for the 2019/2020 financial year.

EXECUTIVE SUMMARY

This report seeks endorsement of the City of Ballarat's Carbon Neutrality and 100% Renewables Action Plan 2019-2025. The Plan is for a zero emissions target by 2025. The Plan provides advice to Council how to support its community with emissions reduction initiatives and to capitalise on renewable energy opportunities. The draft Plan was developed in consultation with the Regional Sustainability Alliance Ballarat (RSAB), particularly the community support aspects. The Plan identifies a select number of key initiatives to focus attention on that have high impact and high level of certainty of success. The high priority items with a confirmed business case are estimated to cost \$5 million with an average Return on Investment of approximately 4 years and annual savings of more than \$1 million each year afterward. Additional savings are also likely from accessing Green Power (business case pending).

RATIONALE

On 26 April 2017 Council endorsed a motion to develop a Carbon Neutrality and 100% Renewables Action Plan (the Action Plan), with consideration of a 2025 target for its corporate emissions. This is consistent with the 2015 Ballarat Strategy and 2016 Environment and Sustainability Policy which aim to reduce organisational energy use per capita and recommend developing the emissions Action Plan. The Action Plan also broadly outlines how Council can support community endeavours toward energy and carbon reduction initiatives.

The Action Plan was developed with cross organisational engagement to ensure long-term support across the City of Ballarat. Consultation occurred via an internal workshop with more than 20 Officers and an external workshop with the Regional Sustainability Alliance Ballarat (RSAB). The RSAB is a network of more than 20 organisations, not-for-profit and community groups from across Ballarat that are respected leaders in sustainability.

This report recommends that Council adopt the Carbon Neutrality and 100% Renewables Action Plan. Releasing the document for further public consultation is not recommended considering the primary purpose of the Action Plan is an internal document and the fact that extensive consultation has been undertaken as part of the development of the Plan inclusive of an effective peer review via the Regional Sustainability Alliance.

The project analysis included increases in corporate emissions with city growth and reductions in emissions from the initiatives with an immediate high impact and have a relatively high level of certainty as detailed below. Modelling of high impact and high certainty ensured an ambitious yet achievable target. Carbon offsets were also not considered in the Action Plan because the key focus remains on reduction strategies to 2025.

On 21 November 2018 Council also acknowledged:

- the Municipal Association Victoria's (MAV) successful motion to recognise that we are in a state of 'climate emergency' and that urgent action is required by all levels of government, including local Councils; and
- the need for priority resourcing of the Carbon Neutrality and 100% Renewables Action Plan and prioritisation of initiatives that move us towards carbon neutrality and 100% renewables.

The motion also sought that Councillors receive a briefing on how to best act on this 'climate emergency' and ensure that it's embedded into the Action Plan, the Council Plan Review and future strategies.

Embedding the climate emergency in the Action Plan was expressed by identifying three key groupings of initiatives to reduce the City of Ballarat's corporate emissions:

- Easy wins = initiatives with good reductions in emissions that are straightforward projects with minimal or no budget requirements;
- Big Ticket items = initiatives that present strong inroads toward carbon neutrality and the 2025 target and they have a relatively high level of certainty (i.e. proven technology, overlap existing priorities, well progressed projects already with sound business case); and
- Enabling Factors = initiatives required to unlock the potential of other high-ranking actions within the Action Plan.

These groupings are the key items to focus on to accelerate the City of Ballarat's approach to emissions reduction as an integral part of acting on the climate emergency. As at 2018 the City of Ballarat's greenhouse emissions were 39,000 tonnes of carbon dioxide equivalent (Co2e). Commitment to the following Big Ticket items will reduce this to approximately 23,400 t/Co2e by year end 2025 with other initiatives to be explored to achieve the zero target:

- Invest in delivering the key outstanding actions from previous energy audits with return on investment of less than 10 years;
- Procurement of certified renewable energy post current contract end 2020;
- Migration of Mercury Vapour street lighting to LED;
- Identifying opportunities and investing in actions to significantly reduce electricity and gas usage at the Ballarat Aquatic and Lifestyle Centre; and
- Developing the All Waste Interchange in Ballarat West as a key mechanism to divert waste from Landfill of 70% by 2022 and 85% by 2028 (Resource Recovery and Waste Management Strategy 2018-2022) and associated reductions in diesel fuel use.

The first key step is for Council to endorse the Action Plan. Following this, the various Business Units from across Council will further define budget requirements, budget availability and resources available now and through 2019/20.

A separate report will be provided to Council explaining how the acknowledgment of the climate emergency can be factored into the Council Plan review and future strategies, as requested.

LEGISLATION, COUNCIL PLAN, STRATEGIES AND POLICY IMPACTS

- *Charter of Human Rights and Responsibilities Act 2006*
- City of Ballarat Council Plan 2017-2021

REPORTING AND COMPLIANCE STATEMENTS

Implications	Considered in Report?	Implications Identified?
Human Rights	Yes	No
Social/Cultural	No	No
Environmental/Sustainability	Yes	Yes
Economic	Yes	Yes
Financial/Resources	Yes	Yes
Risk Management	No	No
Implementation and Marketing	Yes	Yes
Evaluation and Review	Yes	Yes

Human Rights – It is considered that this report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

Environmental/Sustainability – Global action on climate change occurs on two fronts, emissions reduction (mitigation) and changing the way we manage our built and natural environment to respond to climate challenges (adaptation). The Action Plan is Council's response to mitigation.

Economic – The key actions requiring investment in the coming 1-3 years have an upfront cost estimated at approximately \$5M and deliver an average return on investment of 4 years. From that time Council will save in excess of \$1M per year as a direct result of efficiency gains. The price of renewable energy compared to coal-fired is also likely to present savings based on modelling by Energy Market Advisors.

Financial/Resources – Many initiatives in the Action Plan are not currently resourced or require a business case to be developed. Implementation of the Action Plan is only possible with the appointment of a skilled and experienced Sustainability Officer as a new/additional position within Council.

Implementation and Marketing – The City of Ballarat aspires to be a leader in sustainability. The Action Plan has several projects with significant marketing potential. These are not discussed as examples here as they are subject to feasibility study to identify best option(s).

Evaluation and Review – Review is recommended via annual State of the Environment Reporting and 5 year independent review of Council's corporate carbon inventory to ensure accuracy and best practice.

CONSULTATION

Consultation occurred via an internal workshop with more than 20 Officers and an external workshop with the Regional Sustainability Alliance Ballarat (RSAB). The RSAB is a network of more than 20 organisations, not-for-profit and community groups from across Ballarat that are respected leaders in sustainability.

OFFICERS DECLARATIONS OF INTEREST

Council Officers affirm that no direct or indirect interests need to be declared in relation to the matter of this Report.

REFERENCE DOCUMENTS

- Nil

ATTACHMENTS

1. Carbon Neutrality Strategy and Action Plan March 2019 **[11.1.1]**



Carbon Neutrality and 100% Renewables Action Plan 2019–2025

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Statement of acknowledgement

The City of Ballarat is proud to acknowledge the Traditional Owners of Country which includes in Ballarat today, the Wadawurrung and the Dja Dja Wurrung peoples, and pays respect to all Elders, past, present and emerging, as well as Elders from other communities who reside here today. They hold the memories, traditions, culture and hope of Aboriginal and Torres Strait Islander people around Australia.

Vision – an ambitious goal

- 

Renewable clean energy sources will power our households and businesses.
- 

Less energy consumption will ensure our homes are affordable, comfortable and healthier.
- 

Neighbourhoods will become centres of activity with more opportunities for residents to connect and prosper.
- 

Ballarat will attract energy-wise and resource-smart businesses guaranteeing future prosperity.
- 

Thriving within an affordable carbon budget, residents will act as conscious consumers.



The vision for the City of Ballarat is to achieve zero net carbon dioxide emissions from its own corporate activities. Addressing climate change is a global action that aims to reduce emissions (mitigation) and change the management of our natural and built environment to better respond to the impacts of climate change (adaptation).

The primary aim of the Carbon Neutrality Strategy and 100% Renewables Action Plan is to provide the pathway for Council to meet its long-term goal of zero net corporate emissions. The strategy also provides direction for Council on how best to support the Ballarat community and business to reduce their greenhouse gas emissions.

As the world transitions to a low carbon economy, now is the ideal time to capitalise on changes to our energy systems that deliver cost savings, attract investment, drive innovation and create jobs.

Council is in a unique position to lead and enable our communities to effectively embrace renewable energy and carbon reduction initiatives. This will be achieved via collaboration with our community partners, including residents, business and the not-for-profit sector. Leading by example we will make climate consciousness integral to every aspect of our business and invest in this plan to ensure our corporate emissions are ultimately reduced to zero. Decisions made today, and implementation of this plan, will have a direct effect on a cleaner future and the health, economic development and prosperity of Ballarat.



Climate change and what it means for Ballarat

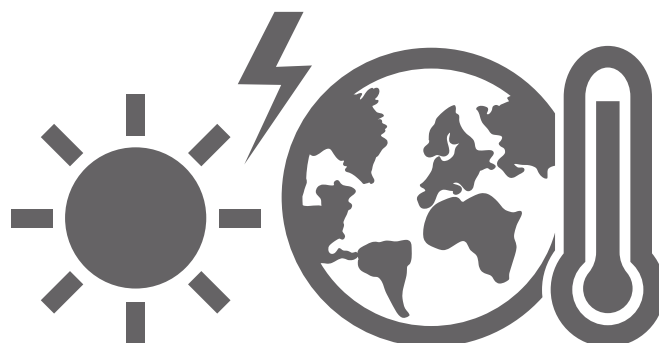
Since the Industrial Revolution began, human activities have accelerated climate change. The main causes of this acceleration are from burning fossil fuels, emissions from agriculture, and from land clearing reducing the ability of the earth to sequester greenhouse gases.

Victoria has already become warmer and drier, already 1.5 degrees since 1960s, which is a climate trend likely to continue. By 2030 Victoria is forecast to experience:

- increasing average annual temperature approx. 0.6-1.2 degrees,
- additional hot days,
- more frequent and severe heat waves (e.g. 3-5 days),
- more frequent and severe droughts,
- increased frequency and intensity of storms, but overall decrease in rainfall by almost 10% particularly in spring and winter.

Local Government in Victoria, through the Municipal Association of Victoria (MAV), recognise that while we are in a state of climate emergency now, it is possible to prevent the long-term impacts of climate change and that action by all levels of government is required now.

This document outlines the City of Ballarat's response toward mitigation of its own corporate greenhouse gas emissions, and while several actions inherently address climate adaptation techniques, it is important to note this document does not aspire to be a climate change adaptation strategy.



Our progress

Ballarat has a long and successful history of reducing carbon emissions, as well as undertaking many significant initiatives across a range of environmental disciplines. The City of Ballarat has been pivotal to these initiatives as the project lead, investor and/or key stakeholder enabling them to progress. Below is a list, albeit non-exhaustive, of the City of Ballarat's achievements.

Renewable energy

A 300 kilowatt solar park at the Ballarat Airfield, a 780 kilowatt generator at the landfill fueled by methane (25 times worse than carbon) and more than 150 kilowatt of solar on City of Ballarat facilities, which is collectively the equivalent of about 900 homes. In 2017 and 2018 we have seen the installation of solar electricity on low income households, signing of the Heads of Agreement in 2018 for a proposed Waste to Energy plant in Ballarat West Employment Zone, and the installation of a 30 megawatt battery storage complex (equivalent to 20,000 homes) at Warrenheip improving stability of the grid when commissioned and as more renewable energy comes on line.

Waste management

Kerbside greenwaste service was introduced to Ballarat in 2016, resulting in reduced contamination in general waste bins and approximately 4,000 tonnes less waste going to landfill each year. The diversion of waste to recyclable streams increased to above 50%, which is above the Victorian average, and has reduced greenhouse gas emissions from landfill, as well as providing organic products for use in the City of Ballarat environmental restoration programs.

Vehicle Fleet

The City of Ballarat was one of the first municipalities in Victoria to procure a bulk supply of bio-diesel, which from an emissions point of view is near carbon neutral from the sequestration of carbon dioxide by the crops used to create the biodiesel. For our small fleet vehicles, the City of Ballarat's current approach is to purchase hybrids (four hybrids in

2017/18) and several actions within this plan target research into renewable fuel options, potential bulkbuy for Electric Vehicles (EVs), and the City of Ballarat support toward community uptake of EVs and eBikes.

Urban Forestry

The original greening Ballarat project began in the late 1980s and triggered a plethora of environmental programs, most notably the vested management of the Yarrowee River with the City of Ballarat in the 1990s from the State Government. This renewed mindset is embedded today through, for example, our Open Space Strategy, Tree Management Plan and Landscape Design Manual which influence management and development of the city, and through the Ballarat Strategy with a target of 40% canopy cover.

Integrated Water Management (IWM)

Ballarat's water stakeholders are multi award winning. Key initiatives include the Harnessing Ballarat Stormwater Network carrying more than 650 megalitres of recycled water sources per year to Lake Wendouree and capacity to deliver almost 190 megalitres to many irrigation sites. In 2017 Ballarat commenced roll out of a third pipe network in BWEZ for alternative water supply and in 2018 Ballarat was the first regional city to develop a city-scale Integrated Water Management Plan, which provides recommendations toward a diverse range of water sources to secure a greener and more prosperous water future for Ballarat.

These achievements by the City of Ballarat (as lead, investor and/or key stakeholder) have delivered many benefits to Ballarat residents such as cost savings, environmental benefits, sport and active living opportunities, and community education. The City of Ballarat is now well positioned to move into the final phase of preparing for zero net carbon emissions from its operations, and continue to provide strong support to the community.



How did we develop our strategy and action plan?

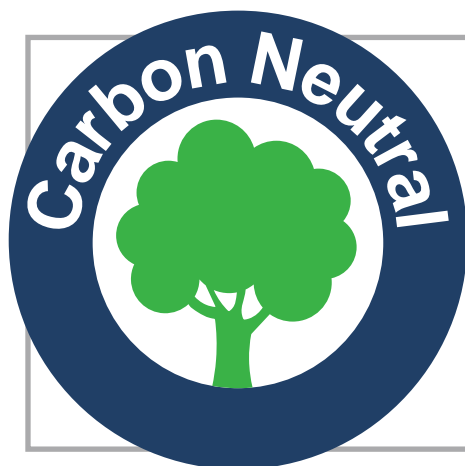
The development of this strategy and action plan was developed over an eight month period. A description of the major steps is outlined briefly below.

- 1 Assembled Project Control Group**
Included staff from Finance, Facilities Management, Strategic Planning, and Environmental Services to ensure high level support was gained across the organisation to implement the action plan.
- 2 Looked at existing work**
This allowed the progress and successes to date to be quantified. This provided the underlying information to start planning the path to carbon neutrality.
- 3 Established baseline measurement**
The process quantified the level of savings available within each emissions theme, including an independent review of landfill emissions and emissions from street lighting as two of the major sources.
- 4 Benchmarked other cities**
Looked at cities throughout the world leading the charge to carbon neutrality, which provided certainty that actions that were identified are the best methods to reduce emissions.
- 5 Internal consultation**
This involved more than 20 officers and middle management from across the organisation. This in-depth process allowed for the identification of practical carbon reduction solutions and buy in of the plan across the organisation.
- 6 Community engagement**
This was conducted via the Regional Sustainability Alliance Ballarat. The RSAB is a network of more than 20 organisations from the public, private and nonprofit, and community group sectors that is taking a leading role in moving the region towards sustainability. The group provides strategic advice to the City of Ballarat and has provided expert input over a wide range of topics for many years.
- 7 Creation of an action plan**
Including the identification of priority items to accelerate action (see Page 8 for definitions).

Strategic context

To maximise the success of the Carbon Neutrality and 100% Renewables Action Plan, many of the broad strategies and targeted actions deliberately align with delivery against numerous strategic outcomes of the City of Ballarat. This includes but is not limited to:

- many aspects of Section 5 Sustainable Ballarat of the Ballarat Strategy 2015.
- opportunities for alternative/renewable fuel options to support public transport and the CBD Smarter Parking Plan
- urban Forestry and microclimate improvements, and associated energy reduction, at social infrastructure sites
- diversion of waste from landfill as outlined in the Resource Recovery and Waste Management Strategy 2018 and associated reductions in greenhouse gas emissions,
- addresses gaps from previous energy audits at City of Ballarat facilities and transfer audit knowledge to other existing and newly constructed City of Ballarat sites
- aligned to the City of Ballarat's TAKE2 pledge and membership Cities Power Partnership of the Australian Climate Council
- the renewable energy section was developed in accordance with the working draft for alternative energy models: A guide for Councils (Point Advisory, for the CVGA 2018).
- The principles for prioritising actions aligns with the Social Policy Framework, impact on social determinants of health



What does it mean to be carbon neutral?

Carbon neutrality will be achieved when net greenhouse gas emissions within the City of Ballarat’s operations are equal to zero. This will be achieved primarily by avoiding and reducing greenhouse gas emissions as a priority, offsetting remaining emissions, continuing to measure corporate emissions and publicly report on carbon neutrality.

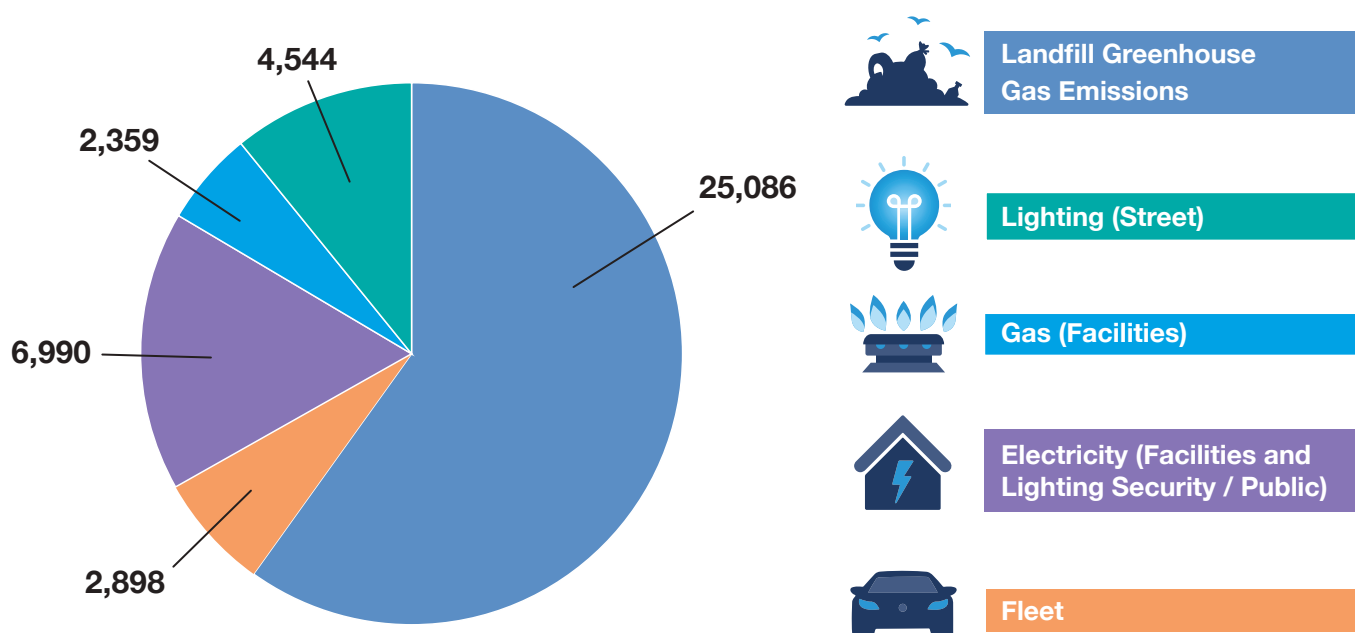
Corporate emissions profile and key reduction strategies

At 30 June 2018 City of Ballarat’s corporate emissions were 39,000 tonnes per annum of carbon dioxide equivalent (t/Co2e). This includes emissions from the direct and indirect use of energy (reportable Scope 1 and 2 emissions) and from our Street Lighting (Scope 3 emission).

It should be noted that Council has chosen to exceed the National Carbon Offset Standard (NCOS) by including the non-reportable Scope 3 emission of Street Lighting due to its scale in the emissions profile and because City of Ballarat has influence of its management.

Ballarat is a major urban growth centre with population growing at 1.9% per annum, Our municipal services such as waste management, sports and recreation and social services are also increasing in-line with city growth. **City of Ballarat’s emissions are estimated to grow from 39,000t/Co2e at 2018 up to 41,877t/Co2e at 2025 under business-as-usual.**

Estimated business-as-usual emissions profile at 2025 (t/Co2e) Incl. scope 1 and 2 and street lighting (scope 3)



Corporate emissions profile and key reduction strategies

(continued)

Avoid and Reduce

The following five outcomes have been identified to reduce greenhouse gas emissions. Against these outcomes there are almost 60 specific actions created to achieve the desired emissions reduction and provide community support.

- Outcome 1** A culture of sustainability within City of Ballarat
- Outcome 2** Maximise energy resource efficiency
- Outcome 3** 100% renewable energy City of Ballarat operations
- Outcome 4** Reduced emissions from waste
- Outcome 5** Community carbon emissions reduction

Offset

A carbon offset is any project that indirectly reduces greenhouse emissions at one source by investing in greenhouse gas emissions reductions elsewhere. Offset mechanisms are rapidly evolving, therefore in 2025 City of Ballarat will investigate and implement the best offset solutions available to ensure the environmental benefits are maximized for the lowest possible cost.

Whilst it is not possible to reduce the City of Ballarat's energy consumption to zero, after it has been minimised as far as practically possible the City of Ballarat will undertake carbon offset initiatives to reduce emissions to zero. The primary focus of this strategy is to focus on the 2025 target. Once this is achieved the total carbon offset figure can be ascertained and actions to offset these developed.

Measure, Report and Improve

The City of Ballarat engages an external 'environmental scorecard' to consolidate more than 600 individually metered connection points for gas, electricity and water, as well as the recording of fuel consumption data, landfill volumes and reporting of data against a range of measurement matrices. Several reports are provided which present energy and emissions data with comparisons of performance against previous years. This system is also used to develop business cases to facilitate emissions reduction and sustainability initiatives at City of Ballarat assets or for major projects, and will become an even more vital tool in driving commitment to the Carbon Neutrality and 100% Renewables Action Plan.

Audit emissions

The Action Plan proposes that the City of Ballarat independently audit its full corporate emissions inventory every five years to ensure continued accuracy and best practice. The development of this plan included an independent review of landfill emissions due to its significance within the emissions profile, and street lighting due to the choice to exceed the National Carbon Offset Standard standard by including this Scope 3 emission and its significance within the emissions profile.

Principles for the prioritising of actions

With a list of almost 60 actions identified through the strategy development process, the actions were reviewed against 3 key criteria to prioritise the list and identify the high priority actions. The 3 criteria for prioritising actions are,



Easy wins – the projects with good reductions in emissions that are straightforward projects with minimal or no budget requirements,



The big-ticket items – the initiatives with low risk and present strong inroads toward carbon neutrality and the 2025 target,



Enabling factors – the initiatives required to unlock the potential of other high-ranking actions within the Strategy

The key actions to support community were also signified by a 4th criteria,



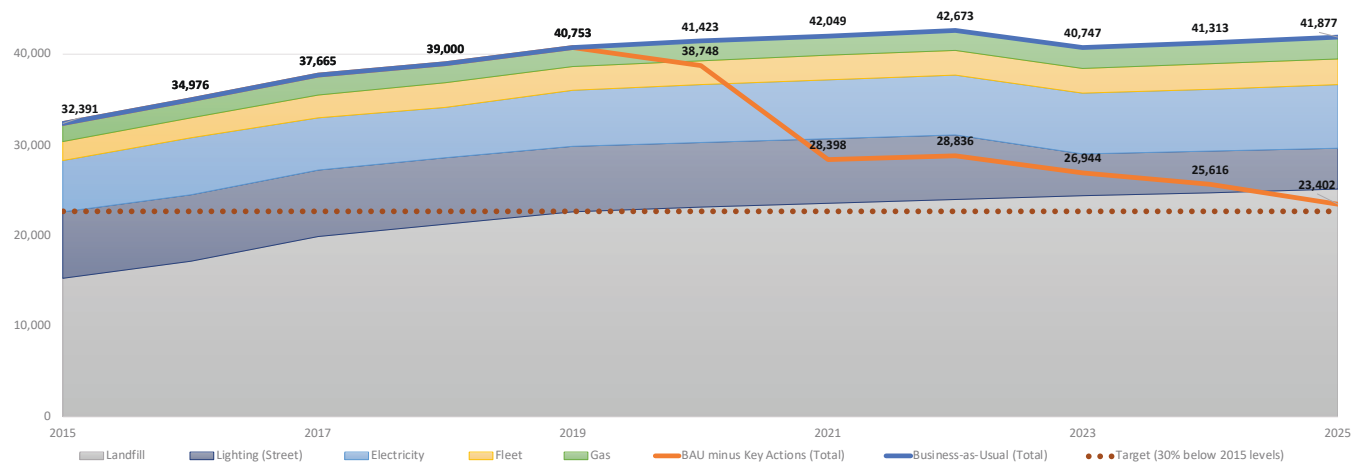
Partnership priorities – key mechanisms for City of Ballarat to support vulnerable sectors of community and city prosperity in terms of emissions reduction and/or cost savings.

The Target

Victoria's Climate Change Act 2017 establishes a long-term target of net zero greenhouse gas emissions by 2050. As an interim target (not yet legislated), the Victorian Government has committed to reduce emissions specifically from government operations by 30% below 2015 levels by 2020.












The analysis below models the 'big ticket items' in the Action Plan that have an immediate high impact on City of Ballarat's corporate emissions by 2025 and have a relatively high level of certainty because they strongly overlap existing strategic priorities of Council, an ability to integrate with existing capital works programs, and/or they are well progressed projects which already have a sound business case.

City of Ballarat corporate emissions 2015–2018 (t/Co2e) and forecast emissions to 2025 with key mitigation actions. Includes Scope 1 and 2 and Street Lighting (Scope 3)






Note: City of Ballarat's data systems for Corporate Social Responsibility reporting are constantly improving, which may result in slight variation to the historic emissions presented above.








Below is the annual emissions reduction potential at year 2025 from the key Big Ticket Items identified in the Action Plan.

 Electricity	 6,990	Includes key actions from past energy audits, then drop to 0 (t/Co2e) in 2020 with purchase of certified green power (with assumed purchase and retire of large-scale generation certificates).
 Landfill	 5,474	Diversion of waste from landfill of 70% at 2022 and 85% from 2028, with a key action underpinning this being the development of the All Waste Interchange in the Ballarat West Employment Zone.
 Street Lighting	 4,544	Migration of Mercury Vapour residential lighting to LED at next scheduled change in 2022, and purchase of green power from 2020 (with assumed purchase and retire of large-scale generation certificates).
 Gas	 1,387	Includes key actions from past energy audits and then reduce Aquatic Centre to 0 (t/Co2e) in 2025 from initiative yet to be identified (e.g. biomass or biogas fuelled, or heat pump technology with purchase of green power).
 Fleet	 80	Conservative estimate of 30,000L/year less diesel with consolidation to All Waste Interchange (Note: migration to hybrids and possibly electric vehicles may occur, but not to a significant level by 2025).
 Carbon Offset	TBD	Carbon emission offsets from expansion of Urban Forest from 17% canopy cover to 40% cover by 2040.

The Actions


A culture of sustainability within the City of Ballarat	
1.1 Behaviour change	
1.1a  Enabling Factor	City of Ballarat to appoint a Sustainability Officer to drive carbon reduction and renewable energy activities. This action supports many targets/actions in this Action Plan which are not currently resourced.
1.1b	Sustainability Officer to Monitor, Evaluate, Report and Improve (MERI) energy and emissions, including periodic independent audit of data.
1.1c	Create an internal "Green Team" for positive behaviour change and resource reduction activities.
1.1d	Develop Environmental Management Awareness training, including Emissions and Renewables, to be delivered in staff and Councillor Inductions.
1.1e	Identify and lobby for Council staff to attend appropriate forums to gain exposure to best-practice energy efficiency and renewable energy options and foster corporate relationships.
1.2 Green purchasing	
1.2a  Enabling Factor	Pilot a reciprocal fund with savings from an easily measurable project (e.g. solar electricity installation) reinvested in further initiatives, with a view to expand the reciprocal fund.
1.2b  Easy Win	Update City of Ballarat tender schedules to include provision for an environmental purchasing policy with a rating scale for assessing green component of contract (e.g. energy, recycling etc.).
1.2c	Periodically review capital works programs and factor budget to implement key energy audit recommendations, actions within this plan, and other opportunities as they arise.
1.3 Infrastructure upgrades to support reduced carbon emissions	
1.3a	City of Ballarat to be future focussed and investigate options for Ballarat to become a leader in the field of sustainability, and be adaptable with City of Ballarat infrastructure to ensure it can take up new technologies in the future (eg. Smart Cities Concept, Hydrogen City, Internet of Thing's (IoT), District Heating, etc.).
1.3b	Work with large community partners for funding applications on cost efficiency and renewable energy programs (e.g. Ballarat Health Services, Federation University).




Maximise energy resource efficiency	
2.1 New buildings to be carbon neutral	
<p>2.1a</p>  <p>Enabling Factor</p>	Major refurbishments and new constructions to be designed and constructed to high Ecologically Sustainable Design (ESD) principles, with ESD consultant engaged as part of design team to set the applicable standard for the development (e.g. 6 Green Star).
2.1b	Investigate business case for "getting off-gas" in new (and existing) City of Ballarat facilities from solar electricity, battery storage, biomass or solar heating, heat pump technology, hydrothermal (for example).
2.1c	Immediately stop installing air-condition systems in new construction projects that are subject to the Australian phase-down of hydro-fluorocarbon (HFC) based refrigerants.
2.2 High Efficiency Lighting	
<p>2.2a</p>  <p>Big Ticket</p>	Accelerate rate of LED upgrades to streetlights and public lighting, including controllable 'smart' lighting (e.g. dimmable and timers).
<p>2.2b</p>  <p>Easy Win</p>	All flood lighting and hi-bay to install or retrofit LED (typically best business-case of domestic lighting types), subject to any occupation specific standards.
2.2c	Use Powercor and City of Ballarat GIS inventory to monitor compliance with Energy Efficient Public Light Policy 2014 for new installations of public lighting and street lighting.
2.3 City of Ballarat's fleet to be low carbon	
2.3a	Partner with Greenhouse Alliances of Victoria to conduct Local Government (and broader public sector) fleet assessment for potential bulk-buy of Electric Vehicles commencing approx. 2020–2022
<p>2.3b</p>  <p>Easy Win</p>	Undertake training for improved driver practices for fuel use minimisation (known as eco-driving), with savings of 5% to 15% common.
2.3c	Council keep abreast of emerging technologies and position themselves to act on purchasing alternative fuel/renewable energy medium-heavy rigid, also looking for opportunity to integrate with public transport and infrastructure.
<p>2.3d</p>  <p>Big Ticket</p>	Reduce diesel use with the waste collection fleet by consolidating waste services to All Waste Interchange (AWI) at Ballarat West Employment Zone, with conservative estimated savings of 30,000L/year.
2.4 Existing City of Ballarat facilities to achieve world class efficiency	
<p>2.4a</p>  <p>Big Ticket</p>	Complete outstanding actions from previous energy audits, focussing on the actions with greatest emissions reduction potential and ROI <10years).
2.4b	Review the summer indoor pool temperature requirements for Ballarat Aquatic and Lifestyle Centre, and review previous business cases for alternative energy and continue to look for new options, plus benchmark against other councils.
2.4c	Install Building Management System at Library and continue to upgrade existing BMS to modern standards, linking all BMS in real-time to Council and contract staff.
<p>2.4d</p>  <p>Enabling Factor</p>	Complete energy audits for sites >100,000 kilowatt hour of electricity per year and/or >750,000 megajoules of gas per year. Sites of this scale not audited previously include Phoenix, Eureka Centre, Operations and Environment Depot and Morsehead Park.
2.4e	For smaller buildings where the cost of the BMS cannot be justified by the savings, investigate and install more economic measures to reduce operating costs and carbon footprint.
2.4f	Complete a risk assessment of the Australian phase-down of hydro-fluorocarbon (HFC) based refrigerants on key infrastructure and integrate adaptive strategy through planned refurbishment and renewals programs.

100% renewable energy City of Ballarat operations



3.1 Move towards 100% renewable energy by 2025

3.1a	Continue to research previously identified renewable energy opportunities and dedicate time to explore new innovative areas to establish Ballarat as a renewable energy destination (e.g. Hydrogen City, district heating, micro-grids, industrial climate innovation hubs etc.).
 Big Ticket	Investigate feasibility of Power Purchase Agreement, or other energy procurement strategy, to purchase energy from a large scale renewable energy facility (e.g. wind, solar project, waste-to-energy, landfill electricity generator) which best suits councils needs and objectives. Consider the purchase and retire of Large-scale Generation Certificates (LGC) for certified neutrality.
3.1c	Investigate upscale potential from existing renewable energy generation at the Smythesdale Regional Landfill and Ballarat Airport, and opportunity for other City of Ballarat land to support renewable energy generation.
3.1d	Continue to support Hepburn Shire and Central Victorian Greenhouse Alliance with pilot project of biological Waste to Energy from municipal and commercial organics sources.

3.2 City of Ballarat buildings to incorporate renewable energy to offset the building energy consumption

 Easy Win	3.2a Install Solar panels on Wendouree Childcare and Girrabanya (2 most feasible sites from 2015 study), expand existing solar at Lucas Community Hub, and revise the 2015 study to include the mandated minimum feed-in tariff (2017) and recent retail price increases (2018).
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3.3 Leadership

3.3a	City of Ballarat to undertake/advocate for a large showcase project which achieves significant carbon emissions and cost savings (City of Ballarat as lead or stakeholder) to encourage Ecologically Sustainable Design assessment during planning phase (e.g. GovHub, Bakery Hill Urban Renewal Precinct and La Trobe Street former Saleyards).
3.3b	Advocate for significant energy contracts in Victoria, especially by Victorian Government, to procure renewable energy.
 Partnership Priority	3.3c Continue to work with stakeholders to facilitate the creation of additional renewable energy generation projects in western Victoria, including grid upgrades as a key enabler to project development.
 Partnership Priority	3.3d Work with Distribution Network Service Providers to facilitate renewable energy projects that provide grid stability and have potential to increase the fraction of renewable energy within the grid locally within Ballarat (e.g. Warrenheip battery storage complex, distributed battery storage across city etc.).
3.3e	Work with the commercial sectors to investigate potential of energy options from processing refuse derived fuels such as wood chip, wood pellets, pelletised plastics and paper.
3.3f	Continue to work with the Central Victorian Greenhouse Alliance to share and showcase best practice climate and energy projects across local government.
3.3g	Council consider mechanisms to create carbon neutral events in Ballarat (Council run and private events)







Reduced emissions from waste


4.1 Capture gas emissions from landfill and generate electricity

- | | |
|------|---|
| 4.1a | City of Ballarat to maximise efficacy of landfill gas capture infrastructure, ensuring fugitive emissions are minimised and renewable energy generation maximised. |
| 4.1b | Work with the electricity generation company at the Smythesdale Regional Landfill to place 2nd generator (planned) taking capacity to approx. 12,000 megawatt hours per year. |


4.2 Maximise resource recovery




- | | |
|---|--|
| 4.2a

Big Ticket | Support and ensure resource recovery is fully maximised via the All Waste Interchange (AWI) at the Ballarat West Employment Zone. |
| 4.2b

Big Ticket | Work with Waste to Energy (WtE) service providers to build and implement the Waste to Energy plant in Ballarat West Employment Zone. |

4.3 Minimise household waste to landfill

- | | |
|---|---|
| 4.3a

Big Ticket | City of Ballarat to consider kerbside Food Organics (FOGO) collection and processing, subject to outcomes of the Waste to Energy feasibility study. |
|---|---|

4.4 Minimise Commercial and Industrial (C&I) waste to landfill

- | | |
|---|---|
| 4.4a

Big Ticket | Further investigate sorting facility for commercial and industrial (C&I) waste at later stages of developing All Waste Interchange, subject to outcomes of the Waste to Energy feasibility study. |
|---|---|

Community carbon emissions reduction	
5.1 Future generations	
5.1a	Facilitate energy efficiency/renewables/climate change awareness workshops for schools, and continue to sponsor Smart Living Ballarat to deliver sustainability education to community.
 5.1b Partnership Priority	Continue to support Federation University endeavours to establish a state-of-the-art Renewable Energy training facility in Ballarat West Employment Zone.
5.1c	Investigate opportunities to connect energy reduction with other community priorities. Eg. Active transport, food security, parking. Alignment with Ballarat Strategy to ensure active transport modes are supported.
 5.1d Partnership Priority	Work with the state government to improve public transport services and mode share in Ballarat, including transitioning to low emission buses and public transport.
5.1e	Become Electric Vehicle and eBike ready in large public carparks, further considering possibility for solar panels shading and incentive mechanisms to support delivery of the CBD Smarter Parking Plan.
5.2 Provide efficient facilities for City of Ballarat tenants	
5.2a	Facilitate energy efficiency/renewables/climate change awareness education for tenants of City of Ballarat facilities, and assist them to identify energy or water saving initiatives.
5.3 Climate resilient local environments.	
5.3a	Continue implementing Urban Forest Strategy to reduce heat island effect and associated emissions savings from building Heating Ventilation and Air Conditioning systems and vehicle Air Conditioning etc.
 5.3b Partnership Priority	City of Ballarat to advocate for and achieve regulation for greater housing and commercial building efficiency standards on 3 fronts: 1. City of Ballarat to consider Local Planning Policy for Ecologically Sustainable Design (ESD) 2. Ecologically Sustainable Design improvements to the Victorian Planning Scheme 3. Ecologically Sustainable Design improvements to the National Construction Code of Australia (NCC).
5.3c	Local Builders, home owners, City of Ballarat and Regional Sustainability Alliance Ballarat to be included in a developer forum to develop local efficiency standards.
5.3d	City of Ballarat to find local champion developer to consider an Ecologically Sustainable Design display home in Ballarat West (e.g. Sustainability Victoria's 0 net carbon home program).
5.3e	Continue as partner to the Ecologically Sustainable Design for Subdivisions in Victoria – Proof of Concept, aspiring to identify precinct scale Ecologically Sustainable Design improvements.
5.4 Empowered communities	
5.4a	City of Ballarat to develop Community Greenhouse Gas Emissions profile succinct with Global Protocol for Community-Scale Greenhouse Gas Emission Inventories, and set aspirational targets for whole of the city and monitor progress.
5.4b	Continue to work with the Central Victorian Greenhouse Alliance and Ballarat Community Power Hub to understand opportunities for City of Ballarat to support community renewables projects (e.g. community investment in renewables infrastructure, direct offset PPA) that are best for further investigation.
5.4c	City of Ballarat work with relevant partners to facilitate knowledge to businesses on Ecologically Sustainable Design support mechanisms such as Victorian Energy Efficiency Target, Energy Upgrade Agreements, Energy Performance Contracts, Grants (when available), Rates Rebates Schemes etc.
5.4d	Continue delivery of the CBD Smarter Parking Plan, including data gathering of transport patterns, provision of pedestrian and cycling facilities, and community education and support, therefore resulting in reduced carbon miles.
5.4e	City of Ballarat develop local policy, or lobby for state policy, for multi-unit dwellings (small to medium rise) with communal car parking to be Electric Vehicle and eBike ready at time of construction.
5.4f	Continue current Solar Savers program for low Income households, and continue lobbying with Greenhouse Alliances of Victoria for extending duration of this program and to further include solar hot water, efficient circulation pumps and storage batteries to the scheme.

11.2. MINERS REST TOWNSHIP PLAN

Division: Development and Planning
Director: Angelique Lush
Author/Position: Lisa Kendal –Manager Strategic Planning

OFFICER RECOMMENDATION

Council resolves to:

- 1. Adopt the final Miners Rest Township Plan (March 2019), and associated Miners Rest Township Plan - Background Information and Analysis Report (March 2019).**
- 2. Seek authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to introduce the Miners Rest Township Plan and associated Local Planning Policy, Framework Plan and Schedule 2 to the General Residential Zone (GRZ2) into the Ballarat Planning Scheme, pursuant to Section 8A of the Planning and Environment Act 1987, and to place the draft Amendment on exhibition pursuant to Section 19 of the Planning and Environment Act 1987.**

Note: The draft Local Planning Policy and Framework Plan will be subject to further refinements during the planning scheme amendment process.

- 3. Note the Ballarat Airport Safeguarding Study and Noise Modelling Report (Kneebush Planning, July 2018).**
- 4. Rescind the Council resolution (R505/11) ‘Proposed Planning Scheme Amendment – Cummins Road and Lindsays Road, Miners Rest’ dated 14 December 2011 to seek authorisation from the Minister for Planning, to proceed with an amendment.**
- 5. Review the planning controls in the Dowling Forest Equine Precinct Precinct, including Special Use Zone – Schedule 13 (SUZ13) and Farming Zone Schedules A and B (FZA and FZB).**
- 6. Require a report to Council by July 2019 on proposed changes to planning controls in the Dowling Forest Equine Precinct and next steps for implementation.**

EXECUTIVE SUMMARY

To ensure future growth and development incorporates local values, Council has committed to undertake local area planning for the City of Ballarat’s six townships including Learmonth, Cardigan Village, Burrumbeet, Warrenheip, Buninyong and Miners Rest.

Over the past 2 years months, Council officers have worked closely with the community to develop the Miners Rest Township Plan (the Township Plan). The Township Plan includes a long-term vision, objectives, strategies and an action plan for Miners Rest, and will help the community and the City of Ballarat manage change into the future.

This report recommends adoption of the *Miners Rest Township Plan* (March 2019 and *Miners Rest Township Plan - Background Information and Analysis Report* (March 2019), and recommends Council request the Minister for Planning to authorise a planning scheme amendment to introduce the Township Plan, associated local policy and Schedule 2 to the General Residential Zone (GRZ2) into the Ballarat Planning Scheme to give it effect.

The report notes the proposed draft local planning policy, framework plan and zone schedule will be subject to further refinements during the planning scheme amendment process.

This report also recommends Council note the Ballarat Airport Safeguarding Study and Noise Modelling Report (Kneebush Planning, July 2018), which provides guidance on planning controls and considerations relevant to the airport and surrounds.

This report also recommends Council rescind a Council resolution from 14 December 2011, Proposed Planning Scheme Amendment – Cummins Road and Lindsays Road, Miners Rest, to proceed with an amendment to rezone land.

This report also recommends Council proceed with reviewing the planning controls in the Dowling Forest Equine Precinct, including Special Use Zone – Schedule 13 (SUZ13) and Farming Zone Schedules A and B (FZA and FZB), and that a report be presented to Council by July 2019 including details of the proposed changes and next steps for implementation.

RATIONALE

In recognition of the unique nature of Ballarat's township areas, '*Today, Tomorrow, Together: The Ballarat Strategy*' (2015) proposed preparation of a series of six Township Plans. These plans were intended to provide each township or smaller settlement with a long-term vision and action plan to support Council and the community to manage change, future growth and development. These six townships include Learmonth, Cardigan Village, Burrumbeet, Warrenheip, Buninyong and Miners Rest.

The Burrumbeet and Cardigan Village Townships Plans were completed and adopted by Council on 3 October 2018. The Learmonth Township Plan was completed and adopted by Council in 2016, with adoption of proposed changes to the Learmonth proposed local planning policy on 3 October 2018.

The Miners Rest Township Plan aims to:

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

The final Miners Rest Township Plan has recently been completed following extensive community and stakeholder consultation which began in early 2017. The following table provides details of the stages of development of the Township Plan:

Miners Rest Township Plan program	
Stage 1	Initial community consultation in early 2017
Stage 2	Release of the Miners Rest Plan Our Township Towards 2040 'What You Said' report, in May 2017 – see Attachment 5
Stage 3	Community feedback was sought on the 'What You Said' report in April – June 2017
Stage 4	Release of Issues and Opportunities Report for community discussion in October 2017 – see Attachment 6
Stage 5	Community consultation on Issues and Opportunities Report
Stage 6	Release of Draft Miners Rest Township Plan and Background Information and Analysis Report in August 2018
Stage 7	Community consultation on the Draft Miners Rest Township Plan in August – October 2018 to inform the final plan.
Stage 8	A report was brought to Council for consideration in December 2018 and adoption deferred pending further consultation with stakeholders
Stage 9	December 2019 – March 2019 – Further work and consultation with affected landholders to resolve outstanding matters.
Stage 10	Preparation of revised Final Miners Rest Township Plan (March 2019), presentation to Council to seek adoption and seek authorisation to prepare a Planning Scheme Amendment.
Stage 11 (commence mid 2019)	If approved, undertake a Planning Scheme Amendment, including Exhibition of the final Miners Rest Township Plan to introduce it into the Ballarat Planning Scheme.
Stage 12	Implementation - ongoing

Final Miners Rest Township Plan (March 2019) (see Attachment 1)

The Township Plan provides a long-term vision for Miners Rest (see Figure 1 below for the study area).

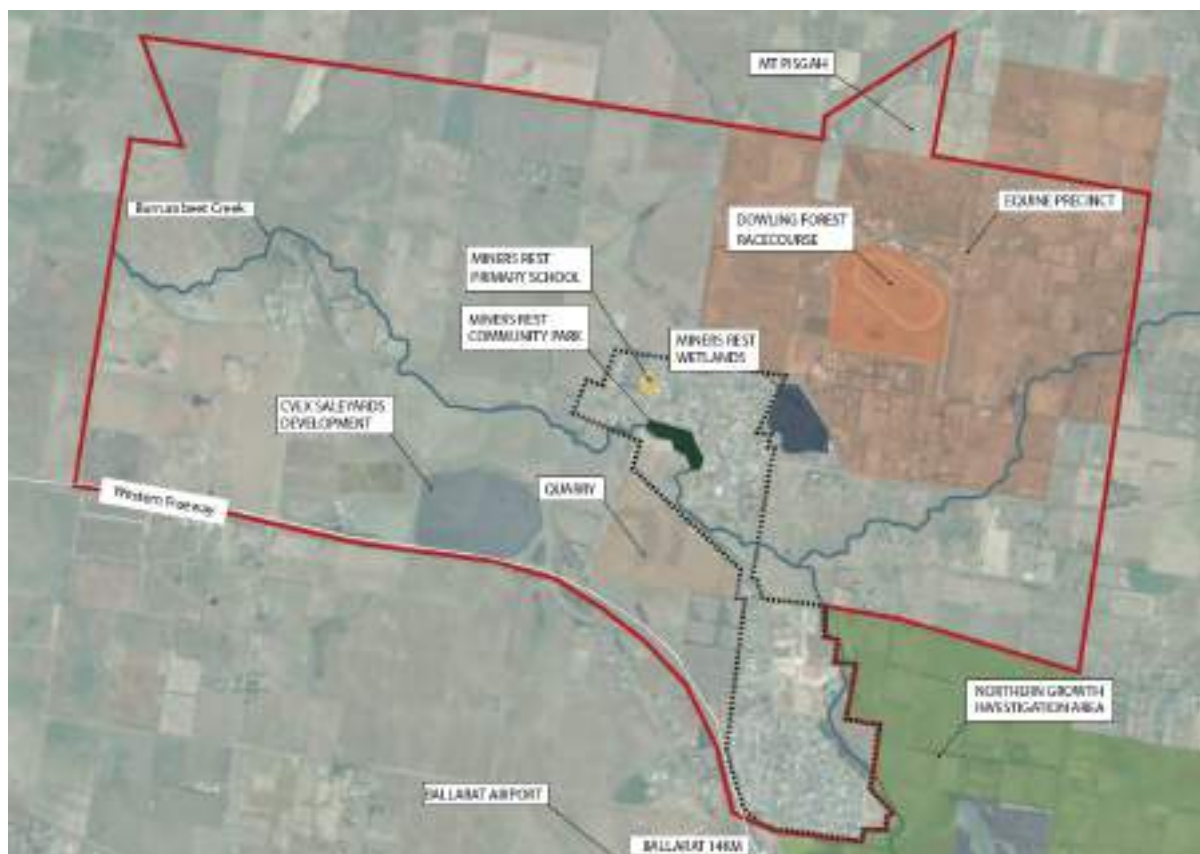


Figure 1 – Miners Rest Township Plan Study Area

It sets out a strategic framework to manage and guide future land use and development through to 2040. This will be realised through the following themes:

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

These three themes were used to frame and develop a series of objectives, strategies and associated actions which have been based on the issues and interests identified by the Miners Rest community and stakeholders.

A summary of the 11 priority action areas has been captured in the Priority Action Plan (see Attachment 11) including (in no particular order):

- Flood mitigation
- Burrumbeet Creek environmental improvement
- Upgraded Miners Rest Primary School
- New active sporting facilities
- Manage change to keep the township character
- New, connected walking trails and Burrumbeet linear parkland
- Tree lined boulevard
- Town Centre – a vibrant heart and main street
- Identify areas for growth and new housing
- Further embrace and celebrate the equine industry and integrate into the township
- More local jobs and services.

The implementation plan in the Township Plan outlines potential partners for each action and the anticipated timeframe - short, medium and long term. It is envisaged implementation will occur progressively to 2040 and will require careful ongoing management and continued communication with the local community, business owners and landowners. 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 the community as indicated in the relevant table in the final Miners Rest Township Plan.

Interrelated strategic planning considerations

There are a number of other major strategic land use considerations within and near the township area which have an interrelationship with the Miners Rest Township Plan (see Figure 1 below). These include:

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

Interrelated Projects

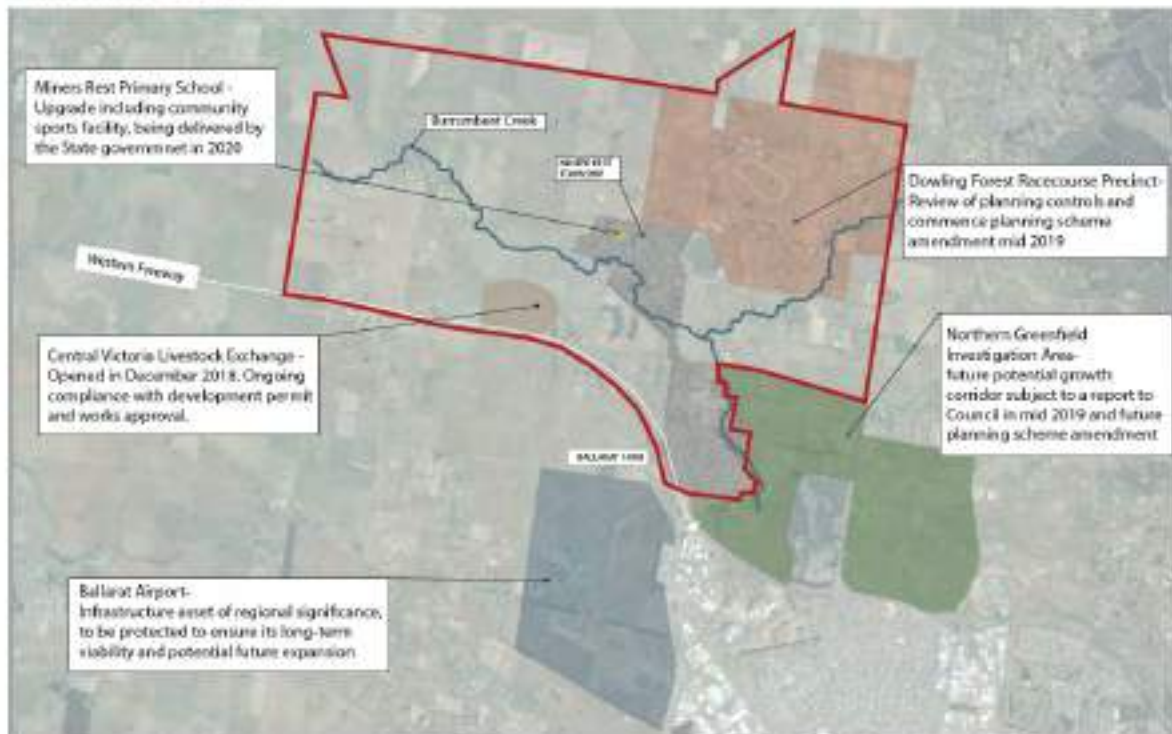
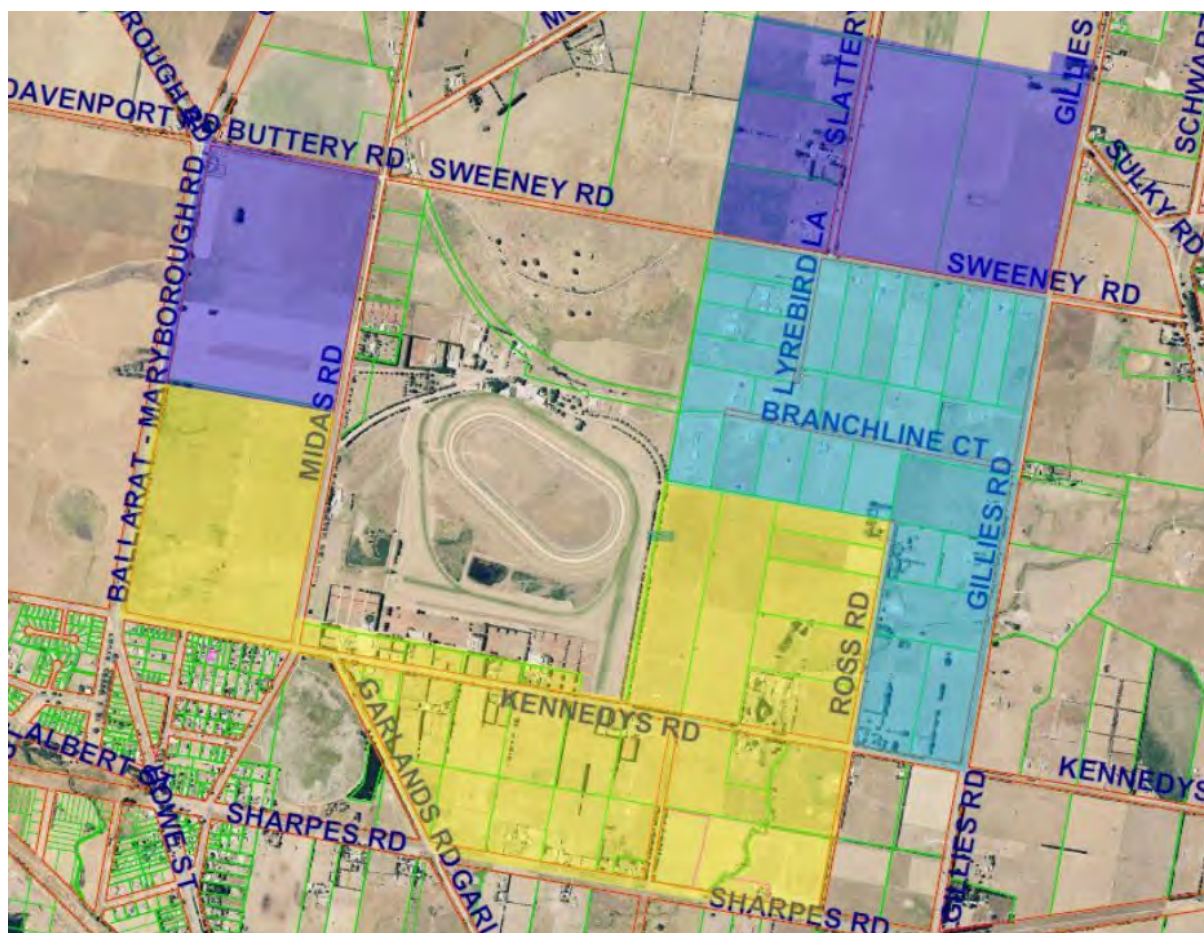


Figure 2 – Interrelated strategic planning considerations

Dowling Forest Racecourse Precinct

The land within the Dowling Forest Racecourse Precinct, including the Special Use Zone 13 (SUZ13), Farming Zone Schedules A and B (FZA and FZB), is considered strategic in planning policy and in economic development policy for the municipality. The strategic role and importance of the Dowling Forest Precinct has been considered during development of the Township Plan.



Yellow = Special Use Zone Schedule 13 (SUZ13), Blue = Farming Zone A (FZA) and Purple = Farming Zone B (RZB).
 Figure 3 – Dowling Forest Racecourse Precinct – Land Use Zones

In response to issues raised by landholders during the consultation on the Township Plan, the City of Ballarat recently commissioned HillPDA Consulting to prepare a Dowling Forest Precinct Property Market Review and Options Analysis report (Feb 2019) (see Attachment 9). This project involved review of the property market, in the context of the thoroughbred racing industry sector activity, in the vicinity of the Ballarat Turf Club, focusing on the trends in land zoned for Special Use and Farming.

Based on the findings of the HillPDA report and extensive discussions with landowners and key stakeholders in the precinct, City of Ballarat has engaged Spiire to review the planning controls in the precinct. This review is underway and a report will be presented to Council by July 2019 with recommendations for any changes to the planning controls and an associated implementation plan.

Northern Growth Investigation Area

The City of Ballarat has been undertaking a municipal wide investigation to determine the preferred next greenfield development area for Ballarat. This involves an investigation of four potential growth areas, including the Northern Growth Investigation Area (GIA), immediately north of the Western Freeway and east of Macarthur Park (see Figure 1).

No decision has yet been made by Council as to the results of this work, however it is anticipated that a report will be presented to Council during 2019 with a recommended implementation plan for a future planning scheme amendment.

Should the investigation determine that the Northern GIA is the preferred future growth corridor for Ballarat, it will be important for future development of that land to acknowledge the context of Miners Rest as a separate, stand-alone township, and for the design and interface treatment within the Northern GIA to respect and reinforce the setting and role of Miners Rest, and will need to be cognisant of any existing policy and/or plans for the established Miners Rest Township. Detailed planning for the greenfield development areas will need to cater for the infrastructure and service needs of any future community.

Safeguarding Ballarat Airport

Although not located within the study area, Ballarat Airport is located immediately to the south of Miners Rest, on the southern side of the Western Freeway. Protection of airports as economic and transport infrastructure is addressed within the State Planning Policy Framework (Clause 18.04-1S), and Local Government as a planning authority must consider as relevant the National Airports Safeguarding Framework (NASF) (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012).

To ensure protection of the airport is adequately considered in the Miners Rest Township Plan, the City of Ballarat commissioned a Ballarat Airport Safeguarding Study and Noise Modelling Report (July 2018), underpinned by a Ballarat Aerodrome Noise Modelling Report (June 2018) (see Attachments 7 and 8). The Safeguarding Study assessed the suitability of existing planning policies and controls and identified future processes and strategic planning requirements to adequately protect the future development of Ballarat Airport. The study makes a number of recommendations for improvements to the airport safeguarding framework for Council's consideration going forward, based on best available information.

Over the medium to long-term, as with any airport, it is expected the business model, infrastructure provision and scale of aviation activity at the site may change and this would require refinement or updating of the master plan at that time.

The potential noise exposure modelling conducted as part of this Safeguarding Study has informed the development and preparation of the Miners Rest Township Plan. Of note for the Miners Rest Township Plan is consideration of the NASF guidelines and N (noise) contours when assessing land use planning proposals.

The study identifies that the existing rural Farming Zoned land south of Cummins Road and west of Lindsays Road is subject to significant aircraft noise and is currently considered to be unsuitable for sensitive uses, such as, residential or school development when assessed against the criteria of the NASF. There remain a wide range of other development opportunities for the land which are unaffected by the airport proximity. This is discussed in further detail below.

Saleyards 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.

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 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.

Redevelopment of 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 Victorian School Building Authority, in partnership with the school and community. The upgraded facility will include a local community sports 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.

Specific matters

The following provides an overview of how a number of specific matters have been considered in preparation of the final Township Plan.

Recognition of the two parts of Miners Rest

Recognition of the two parts of Miners Rest - the north original township and the new area south of Cummins Road – has been strengthened throughout the plan, including plans showing the characteristics and challenges and opportunities faced by each area.

Characteristics of Miners Rest



Figure 4 – Characteristics of Miners Rest

Flood mitigation and improvement of Burrumbeet Creek

Greater acknowledgement of the impacts of the 2010/11 floods has been included in the plan.

The City of Ballarat has commenced strategic flood mitigation planning that is integrated with and includes rehabilitation works along Burrumbeet Creek. This represents an alternative proposal to the high flow bypass channel that was in earlier versions of the Township Plan. All actions relating to flood management have been elevated in priority in the Township Plan, with the strategic planning and funding of works changed to an **Immediate** Priority, and delivery of works expected to be over an approximate 8 year program (Immediate to medium term).

As soon as funding is secured Council will be able to commence a works program that will reduce the extent and severity of areas affected by flooding.

The City of Ballarat's investigation to beautify and rehabilitate the Burrumbeet Creek will include a storm water and flood study of the existing and future demands for the waterway. The study will include revised flood modelling to inform what shape the Burrumbeet is to take should it be transformed into the prime flood protection asset for Miners Rest. This will also create an opportunity to integrate the creek with Miners Rest to become a prime focal point and recreation asset for the town. The bypass channel will only proceed if considered significant benefit relative to other options. Favourable engagement has commenced with relevant authorities and some affected landholders.

The City of Ballarat has undertaken some flood mitigation works in Miners Rest over the past couple of years that will start to reduce flood risk in key areas (see Figure 5 below).



Figure 5 – Characteristics of Miners Rest

Land subject to flooding and inundation in Miners Rest is currently included in planning scheme with controls that are designed to achieve suitable development in these affected areas.

Management of development along the creek corridor

Any development of land along the creek corridor which is zoned for residential, commercial or industrial purposes is routinely subject to the scrutiny of the Glenelg Hopkins Catchment Management Authority and City of Ballarat Engineers to ensure that hydraulic flood studies are completed for individual planning permit applications. This process ensures development of land caters for additional flood storage and flood flows downstream of a site are limited to pre-development flows. Flood mitigation to address flood risk is a separate consideration, being undertaken separately to site specific development applications.

The strategic flood mitigation plan currently being prepared will inform future requirements for development approvals.

Future growth of Miners Rest Township

The Ballarat Strategy guides growth of the city and is focused on providing infill development – to reduce sprawl and to ensure efficient provision of infrastructure, services and facilities. Growth outside of the city is to be focused within existing towns and in the future in designated greenfield areas.

The plan provides for growth within the current township residentially zoned area for approximately 12 years (maintaining large lot sizes and only developing approximately ¼ of the land available), plus future proposed longer-term growth at the quarry site due to its offering as a unique setting that would add value and benefit to the township and community.

The Northern Growth Investigation Area is immediately adjacent to the east of the town, and if developed it would effectively form an extension of MacArthur Park to the east. This would likely include the Wyndholm Park development, and the Township Plan includes a recommendation to review and confirm the northern boundary of the growth investigation area. This will be subject to a separate report to Council in mid 2019 with recommendations on the staging of greenfield growth and an associated implementation plan.

Poor examples of undesirable development with very small lot sizes and site coverage have not made a positive contribution to the township feel of Miners Rest. A local policy is proposed to be introduced that will further strengthen the policy requirements for larger lot sizes.

The proposed back-zoning to NRZ from GRZ is considered to be problematic and likely to be highly contested, in that it reduces landholders' right to subdivide in a township with mixed residential character. As an alternative, it is proposed to introduce a schedule to the General Residential Zone to increase the mandatory private open space requirement and to provide for a canopy tree. It is proposed that the schedule should include:

- Minimum 80m² private open space
- Minimum 40m² secluded private open space
- Landscaping – provision for at least 1 canopy tree.

These modifications to the General Residential Zone (GRZ) schedule will be made in conjunction with a local planning policy which provides clear guidance on the type, format and location of development, and an assessment framework which can be utilised through the statutory assessment process. These controls would ensure that future development which triggers a permit under the GRZ (i.e. multi-dwelling development) is more consistent with the rural feel of the town.

Shared path loop trail

The action to develop shared path loop of approximately 5-6km around the northern part of town and incorporating the wetland has been changed to an **Immediate to Short** term priority, and design work is underway for this initiative.

Future sports facility for Miners Rest

Provision of a community and sports facility for Miners Rest has also been identified as a priority action within the current City of Ballarat Council Plan 2017- 2021. The Community Infrastructure Assessment (June 2017) identified that by 2036 there would be demand for six hectares of local level active open space in Miners Rest, and recommended that this should be provided in a central location and co-located with other community facilities.

It is understood that the upgraded school will include a local community sports facility, however the details of this have not yet been issued by the State government.

If a stand-alone site is required for a future active sports facility, the Township Plan identifies three potential sites centrally located between North and South Miners Rest.

The preferred site is the land on the north eastern corner of Cummins Road and Howe St. Preliminary consultation has been undertaken with this landholder who would consider a proposal at a future date. This site would provide for a key connection along Burrumbeet Creek for open space, trail network and also provide land for flood mitigation works.

The plan includes an Immediate action to “Investigate funding mechanisms to develop an active sports facilities hub” and a Short - Medium term action to “Confirm and secure a preferred site or for development of an active sports facility (oval)”. The application of a Public Acquisition Overlay (PAO) for land may be required once a site is confirmed and would be progressed as a separate Amendment supported by the township plan.

Proposed rezoning of Cummins Road and Lindsays Road

In 2011 Council determined to proceed with an amendment to rezone the land to the south of Cummins Road and west of Lindsays Road (two titles in separate ownerships – C.A. 39, Parish of Dowling Forest, Vol 10278, Fol 975 and Lot 1 on PS3316000, Vol 10300, Fol 554), subject to authorisation and submission of amendment documents to the satisfaction of the Planning Authority (‘Proposed Planning Scheme Amendment – Cummins Road and Lindsays Road, Miners Rest’ dated 14 December 2011). For various reasons this amendment did not proceed.

The potential for proceeding with the rezoning of this land has been considered as part of the Miners Rest Township Plan (see Attachment 2 – Miners Rest Township Plan - Background Information and Analysis Report (March 2019)). In particular, the National Airport Safeguarding Framework was introduced into the Planning Scheme in 2015 and must be considered by Council when rezoning land within close proximity of an airport.

Whilst the property is positioned centrally in the town and in a location that would not impact on the surrounding visual amenity, there are significant negatives that impact on its suitability for development. The land is not currently considered suitable to accommodate residential development due to the extent of known aircraft noise (See Attachments 7 and 8 - Ballarat Airport Safeguarding Study and Noise Modelling Report), and the need to avoid the further fragmentation of these rural allotments, which have the potential to be consolidated to accommodate small scale rural or agricultural activity. Furthermore the land is not required to meet projected population growth for Miners Rest, as any growth outside of the current zoned residential area and long term growth / quarry area, would be met by future development in the designated growth investigation area to the immediate east of the township.

The report identifies that the land may be suitable for use as a local sports facility if other preferred options cannot be secured.

This report recommends that the 2011 Council resolution to proceed with an amendment to rezone the land be rescinded.

Proposed Planning Scheme Amendment

To ensure the Township Plan is used to guide future growth and development, it needs to be included in the Ballarat Planning Scheme.

It is proposed to undertake a planning scheme amendment to introduce:

- the Township Plan and Background Information and Analysis Reports as a background documents;
- a Local Planning Policy specific to the Miners Rest Township;
- a Framework Plan to guide future use and development of the township of Miners Rest; and
- a schedule to the General Residential Zone – Schedule 2 to encourage larger lot sizes and planting of one canopy tree per dwelling, when a permit is triggered (i.e. multi dwelling developments).

The proposed draft planning scheme ordinance is included at Attachment 3. The proposed draft Local Planning Policy, Framework Plan and General Residential Zone – Schedule 2, will be subject to further refinements during the amendment and as required by the State Government's updated Planning Policy Framework being progressively introduced as part of the Smart Planning Program.

LEGISLATION, COUNCIL PLAN, STRATEGIES AND POLICY IMPACTS

- *Charter of Human Rights and Responsibilities Act 2006*
- City of Ballarat Council Plan 2017-2021
- Ballarat Planning Scheme
- Ballarat Strategy 2016
- Ballarat Airport Master Plan 2010.

REPORTING AND COMPLIANCE STATEMENTS

Implications	Considered in Report?	Implications Identified?
Human Rights	Yes	No
Social/Cultural	Yes	Yes
Environmental/Sustainability	Yes	Yes
Economic	Yes	Yes
Financial/Resources	Yes	Yes
Risk Management	Yes	Yes
Implementation and Marketing	Yes	Yes
Evaluation and Review	Yes	Yes

Human Rights - It is considered that this Report does not impact on any human rights identified in the *Charter of Human Rights and Responsibilities Act 2006*.

Social/Cultural – The Township Plan considers the social and cultural impacts through the considered and extensive consultation approach to community values within the townships. The engagement program involved wide consultation through various methods to ensure that values of the community were understood and incorporated into the Township Plan.

Environmental/Sustainability – The Township Plan takes the environmental constraints and opportunities of the area into consideration and is embedded in a range of principles and actions outlined within the Township Plan. The environmentally significant areas such as the Burrumbeet Creek and Miners Rest wetland have been identified and discussed. The significance of the Burrumbeet Creek and its future is discussed within the Miners Rest Township Plan, with a set of priorities and actions identified. The sustainability of rural areas surrounding Miners Rest is also identified as important with proposed protection of landscape and views towards surrounding volcanic hills.

Economic – The Township Plan provides a clear future for the township by providing the community and Council with a long-term vision and an action plan for meeting this vision, highlighting the importance of developing the town centre and supporting the equine industry. It will assist community groups when applying for grants or lobbying for funding. It will also guide the City of Ballarat and other authorities to prioritise investment in the region.

Financial/Resources – The resources required to implement each action are identified alongside an indication of a timeframe for delivery of the action.

Risk Management – The Township Plan is intended to establish a framework to manage land use change, based on an understanding of community values and asset and resource implications. An extensive community engagement process has been undertaken to ensure that community values are understood and reflected, and a planning scheme amendment is proposed to implement the Township Plan into the planning scheme and minimise risk for future land use growth and development.

Implementation/Marketing – An implementation plan identifies the various priorities, implementation partners and actions alongside the resources required and timeframe for implementation.

Evaluation and Review – A future planning scheme amendment will be carried out to include the Township Plan into the Ballarat Planning Scheme, and a program of Township Plan implementation review will be established.

CONSULTATION

Development of the Township Plan commenced following community consultation sessions in early 2017, to begin a conversation with the community about the future of Miners Rest. Following these sessions, the community was invited to submit their thoughts on what they love, imagine and wish to retain for Miners Rest via a survey. These responses were used as the foundation of the Township Plan (see Attachment 5 - The Miners Rest Plan What You Said Report).

In late 2017 the community was invited to provide input into an Issues and Opportunities Report (see Attachment 6). Incorporating feedback from this consultation program, the draft Township Plan was prepared during 2018 and released for comment in August with submissions invited over a two month period to allow the community time to consider the draft and associated documents, including:

- Draft Miners Rest Township Plan - Priority Action Plan
- Draft Miners Rest Township Plan
- Draft Miners Rest Township Plan - Background Information and Analysis Report
- Draft Miners Rest Local Policy and Framework Plan
- Ballarat Airport Safeguarding Study and Noise Modelling Report.

Almost 1000 people visited the Council MySay website during the draft plan consultation period, with 29 online surveys and 16 written submissions received. A summary of issues raised in submissions and how they have been addressed in the final Township Plan is detailed at Attachment 10 – Response to feedback on the draft MRTP. 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” (see Attachment 11), 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.

Further consultation and refinement of the Township Plan occurred from December 2018 – March 2019 to resolve a number of outstanding issues.

The major changes from the draft to the final Plan was refinement of multiple actions in response to submissions, particularly flood mitigation, improved function and integrated environmental management of Burrumbeet Creek, traffic management measures by VicRoads/Transport for Victoria, clarification of the rationale and future processes for potential future school and sports facility sites and incorporation of a fourth potential location of an active sports facilities hub on land south of Cummins Road.

The proposed planning scheme amendment to include the plans, policies and framework plans into the Ballarat Planning Scheme will require an additional phase of public consultation through the formal public exhibition stage.

OFFICERS DECLARATIONS OF INTEREST

Council Officers affirm that no direct or indirect interests need to be declared in relation to the matter of this Report.

REFERENCE DOCUMENTS

- Nil

ATTACHMENTS

1. Attachment 1 - Miners Rest Township Plan Report FINAL March 2019 **[11.2.1]**
2. Attachment 2 - Miners Rest Township Plan Background Information & Analysis FINAL 2019 **[11.2.2]**
3. Attachment 3 - Draft Miners Rest Local Policy, Framework Plan, GR Z 2 (March 2019) **[11.2.3]**
4. Attachment 4 - Community Infrastructure Assessment Final (June 2018) **[11.2.4]**
5. Attachment 5 - Miners Rest Plan - What you said report (May 2017) **[11.2.5]**
6. Attachment 6 - Miners Rest Township Plan Issues and Opportunities Paper (Sept 2017) **[11.2.6]**
7. Attachment 7 - Ballarat Airport Safeguarding Study (July 2018) **[11.2.7]**
8. Attachment 8 - Ballarat Aerodrome Noise Modelling Report (June 2018) **[11.2.8]**
9. Attachment 9 - Dowling Forest Prop Market Review and Options Analysis (Feb 2019) **[11.2.9]**
10. Attachment 10 - Response to Feedback on the draft MRTP (updated March 2019) **[11.2.10]**
11. Attachment 11 - MRTP Priority Action - Final March 2019 **[11.2.11]**

MINERS REST TOWNSHIP PLAN



MARCH 2019



hansen

Project Team

The City of Ballarat has engaged Hansen Partnership (Hansen), a planning and design consultancy, to work with the local community and key stakeholders in preparing the Township Plan for Miners Rest. Hansen has been assisted with supporting sub-consultant input from ASR Research, a community infrastructure consultant.

Acknowledgements

City of Ballarat Project Team

Lisa Kendal, Manager Strategic Planning

Gillian Garrod, Senior Strategic Planner

Emily Hobbs, Strategic Planner

Hansen Partnership

Richard Stevenson: Project Manager/Associate Urban Planner

Gerhana Waty: Associate Urban Designer

Joel Schmetzer: Urban Planner

Milly Gamlin: Urban Designer

ASR Research P/L

Rob Panozzo, Community Infrastructure Planner

Version	A	B	C	D	E
Issue Date	Jul, 2018	Nov, 2018	Mar, 2019		

Acknowledgement of Wadawurrung peoples

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

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

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

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

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

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

(Uncle Bryon Powell, Wadawurrung Elder)

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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.

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

- Potential impacts and benefits of northern growth area investigation
- 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
- Remote from 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 addresses 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.

The vision statement which underpins the Township Plan is:

In 2040 Miners Rest will be:

- *A family orientated rural township with a friendly and inclusive community spirit*
- *A compact and contained township functioning as a separate 'satellite' settlement to Ballarat*
- *A 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

- *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.



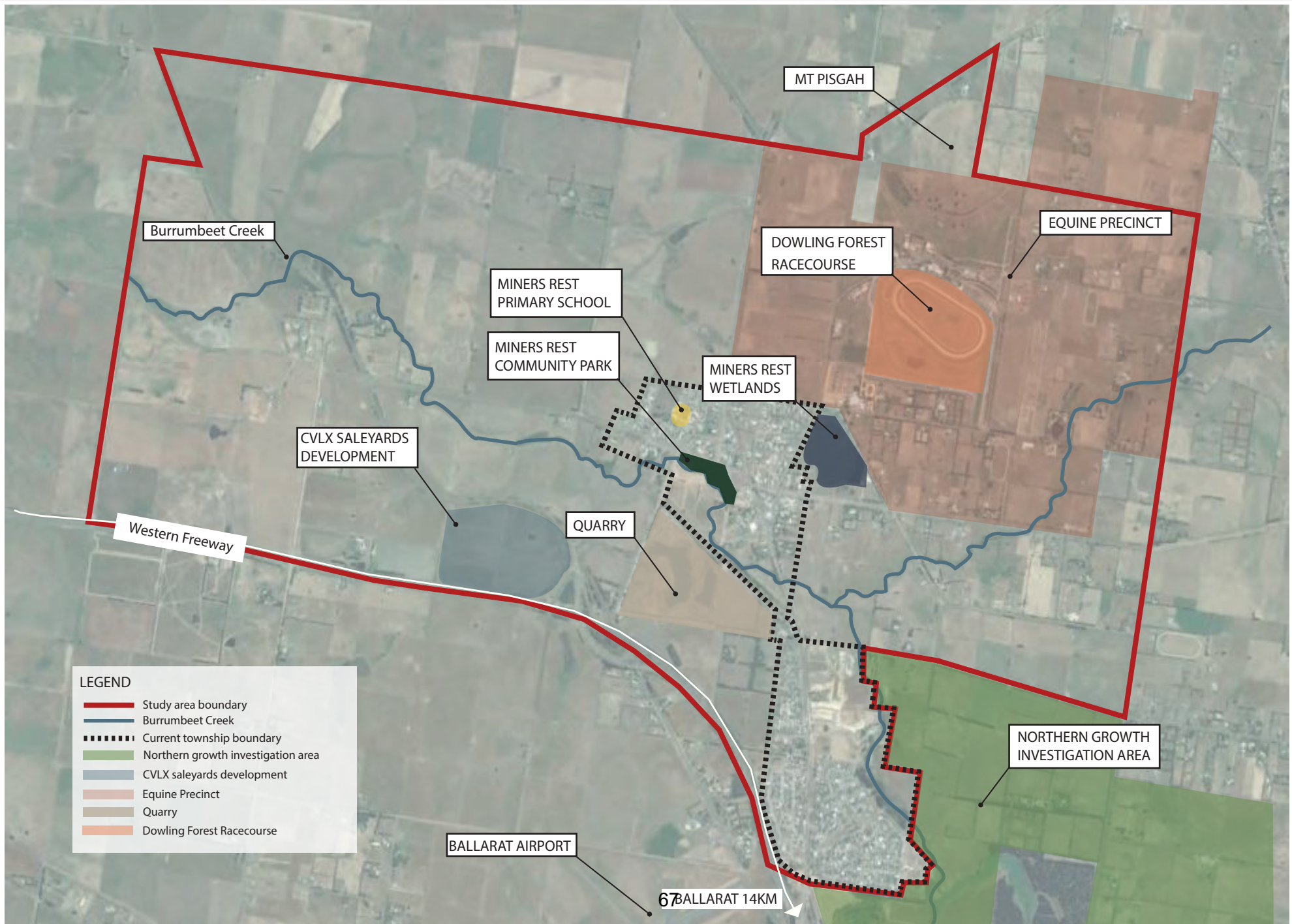


Figure 1 Miners Rest Study Area

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*

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 (March 2019).

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

- *Miners Rest Township Plan Issues and Opportunities Paper (August 2017)*
- *Draft Miners Rest Township Plan (July 2018 & November 2018)*
- *'What you said' Community Consultation Report (May 2017)*

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 City of Ballarat is currently preparing the Dowling Forest Precinct Property Market Review and Options Analysis. The project includes:

- A review of land use and economic trends in the area
- Consultation with stakeholders and representatives of landholders
- Analysis of options and recommendations to support development of the precinct and address identified issues.

In response to the findings, consultation is underway with landholders to address land use issues, including review of planning scheme controls, including Special Use Zone 13

and Farming Zone Schedules A and B. A planning scheme amendment will be run to implement proposed changes to the controls in mid 2019.

Section 2.4 of this report provides more information about the precinct.

Northern Growth Investigation Area

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

Should the investigation determine that the Northern GIA is the preferred future growth corridor for Ballarat, it will be important for future development of that land to be designed to reinforce and complement Miners Rest as a standalone township, and for the design and interface to respect and reinforce the setting and role of Miners Rest. This would require a detailed review of the northern boundary and interface between the town and the growth area. See the Background Information & Analysis Report for further details.

The Growth Investigation Area plan will be presented to Council in mid 2019 with recommended next steps.

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 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 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 local community sports 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

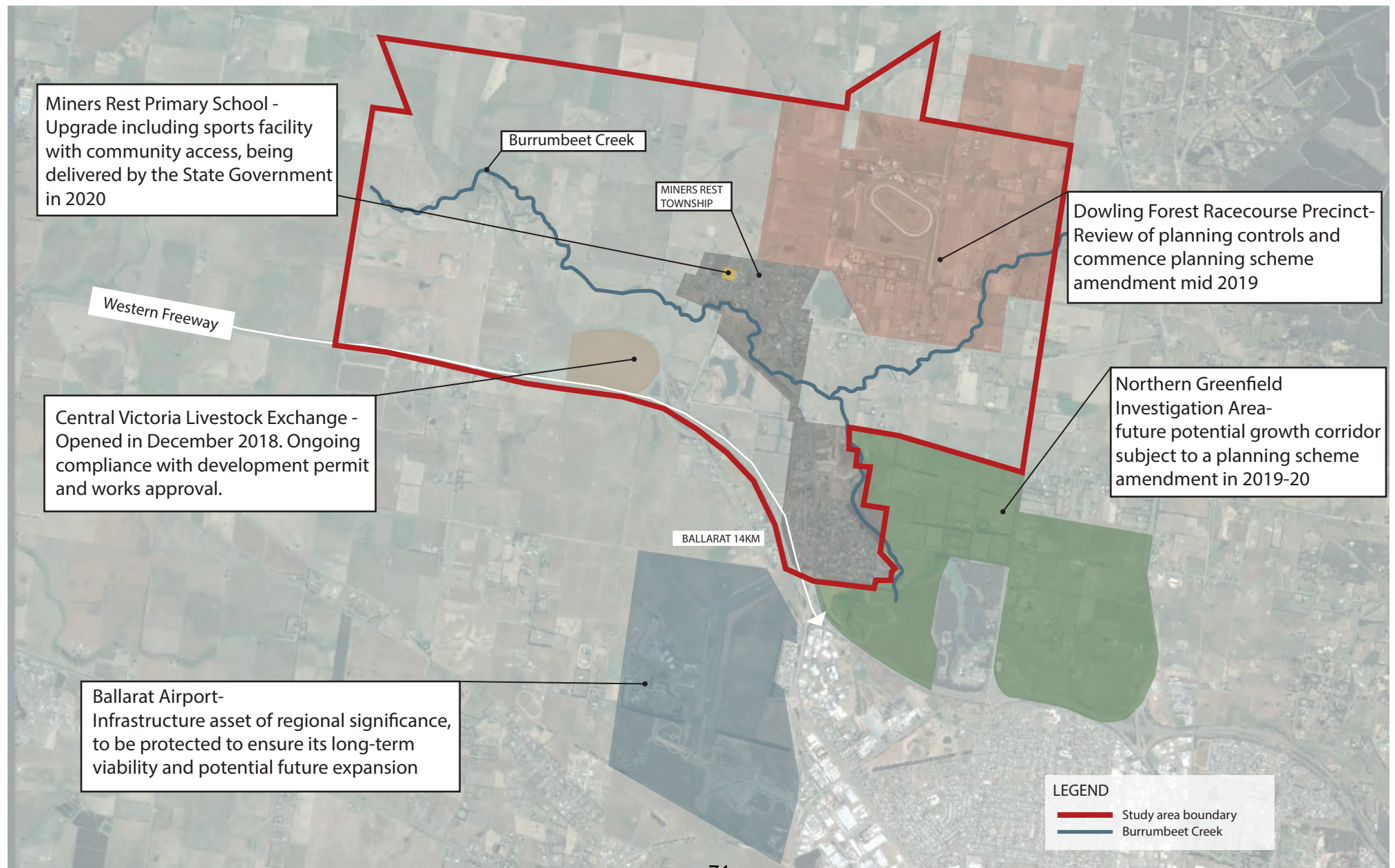


Figure 2 Interrelated projects

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.

Following the formal adoption of the Miners Rest Township Plan, it will allow for various recommended actions and initiatives to be facilitated.

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

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).

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 4 & 5 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.

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 4 '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



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 6).

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.

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:

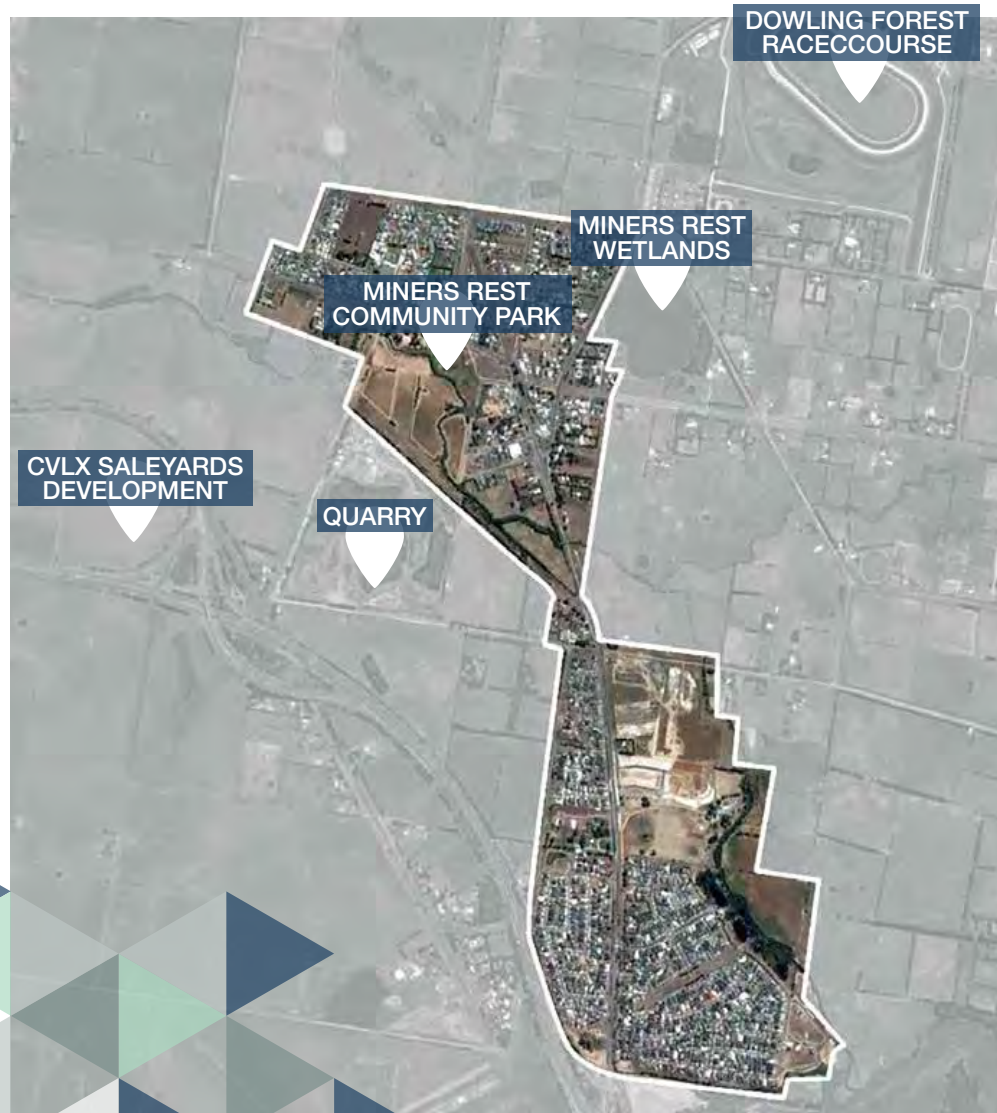
- The Dowling Forest Racecourse and surrounding equine precinct (located immediately to the north east) which is a significant economic and activity hub

- 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 6 '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
- 80**



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.



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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 equestrian industry in Miners Rest.

The City of Ballarat has applied strong land use controls to protect and encourage horse training in the Dowling Forest Precinct. These controls are 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 is undertaking a review of planning controls in the equine precinct.

The draft Dowling Forest Precinct Property Market Review & Options Analysis (Feb 2019) concludes that The Ballarat Turf Club and surrounding land zoned for thoroughbred activities has significant available land supply, and much greater than would be required by the Turf Club at full capacity.

Consultation is underway with affected landholders to review and find suitable solutions to the issues created by the current controls.



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 township, an important consideration for the Township Plan is ensuring that sensitive land uses do not further encroach on the CVLX site.

From an economics perspective the CVLX is a major employment generator, providing ongoing employment for more than 630 people and will create further employment during the construction phase. The CVLX also contributes over a quarter of a billion dollars to the regional economy per annum.

Similar to the Dowling Forest Precinct, the CVLX will have retail and service needs (food and drink etc), which can be built upon to support the realisation of new commercial opportunities and services in the town centre within the town.

3.7: Ballarat Airport

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

A longer-term master plan has been prepared 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 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.

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 7 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 8).

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

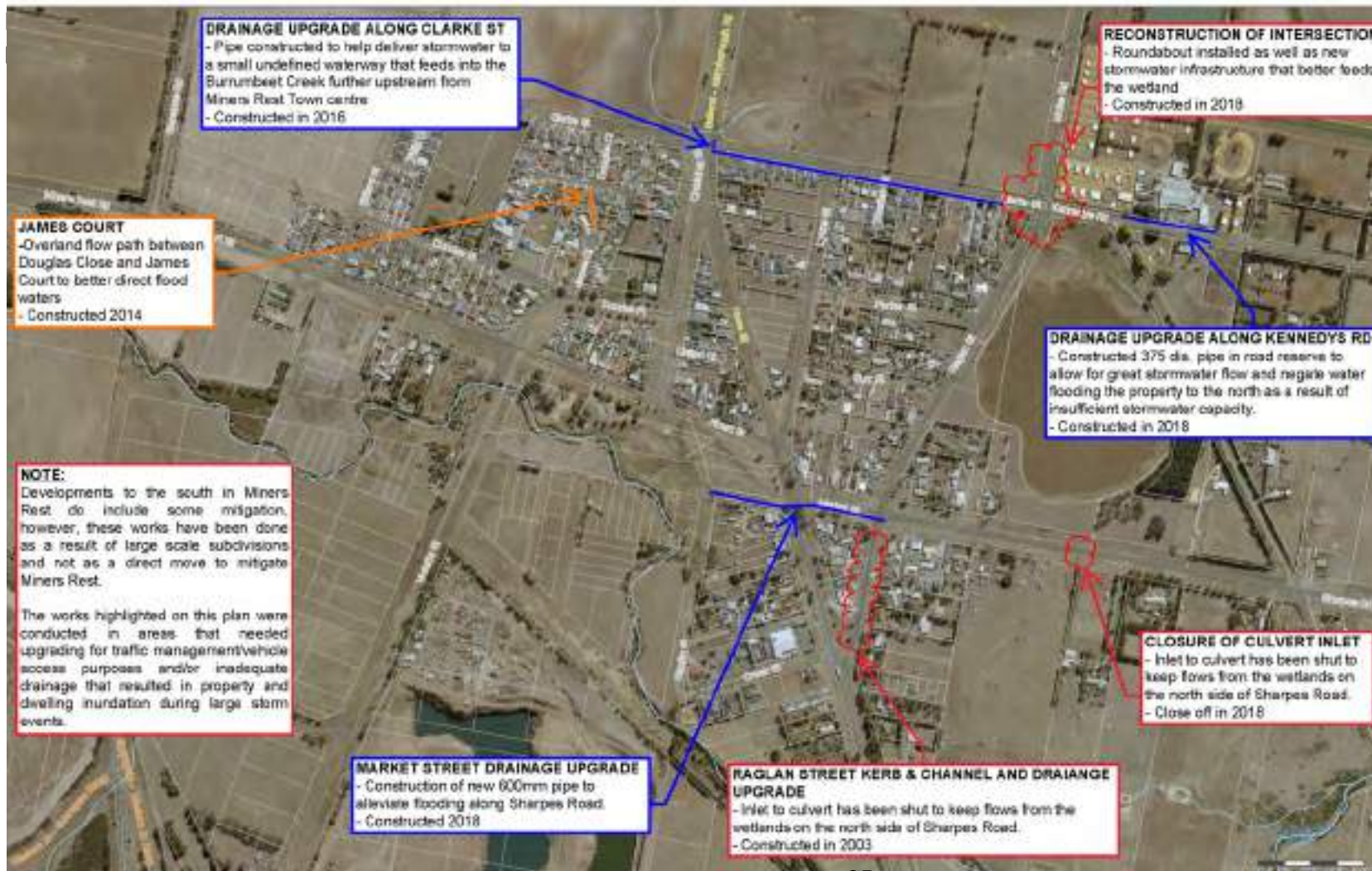


Figure 8 Completed Flood Mitigation Works

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
- Potential impacts and benefits of northern growth area investigation
- Impacts from saleyards development
- Limited sewerage infrastructure

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 9 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.*



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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.*

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 12).



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.

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 clear opportunity to improve access to public access to Burrumbeet Creek through the development of a shared path trail along its length, and to also improve its environmental quality and condition. Recommendations to flooding are included in section 4.5 of this report.

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

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.

Significant 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



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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.

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



Miners Rest Sundial & Well Garden



Miners Rest Primary School



Miners Rest Community Park





Figure 10 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.

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.

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 VicRoads and the City of Ballarat. VicRoads 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 VicRoads, 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 VicRoads 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.

Strategy 12: Address traffic speed through and surrounding Miners Rest (including on VicRoads 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.

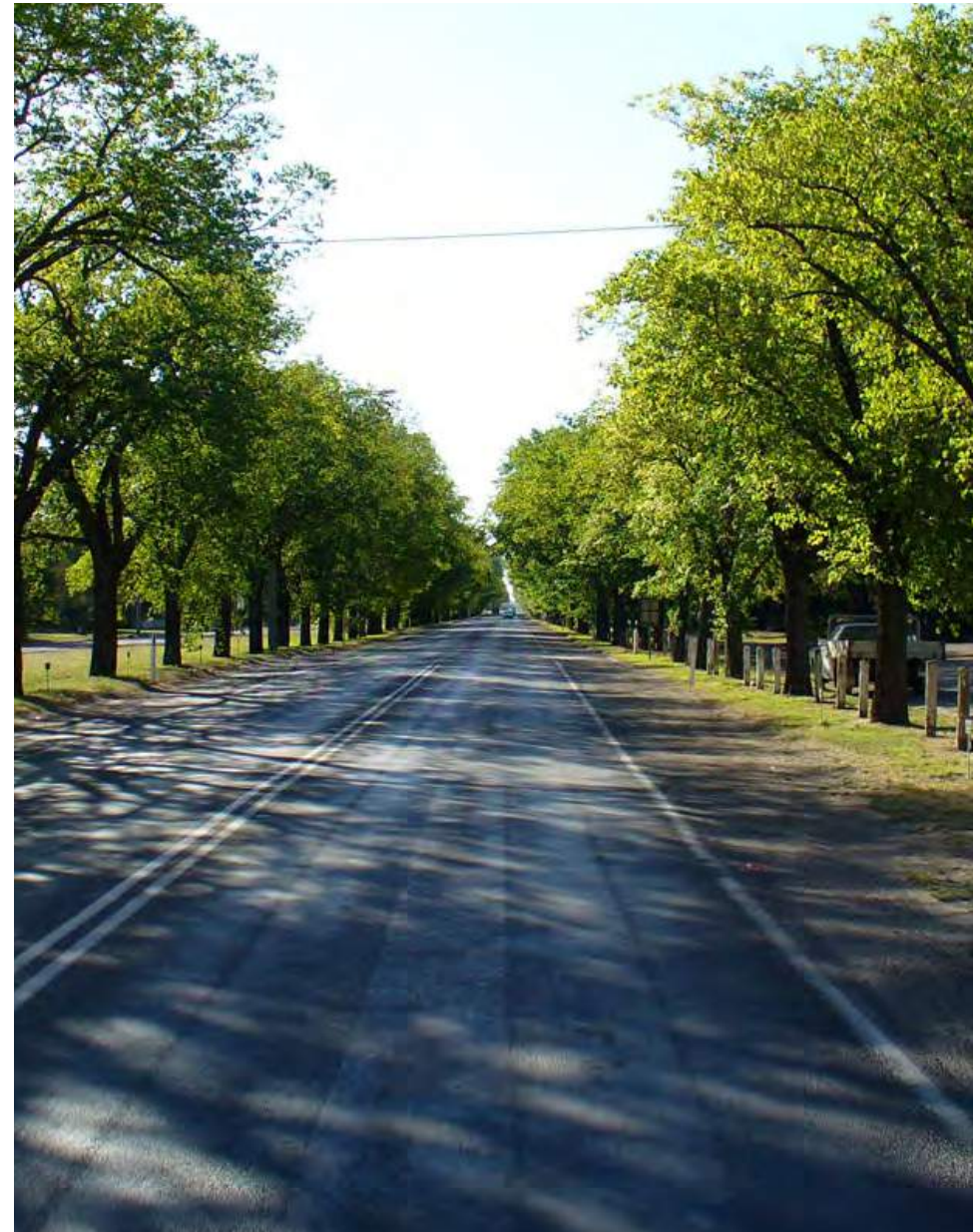
- Action 23: Support the local community to optimise the use of the upgraded Miners Rest Community Hall
- Action 24: Provide support to community groups, community-focused events and local small business.

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.



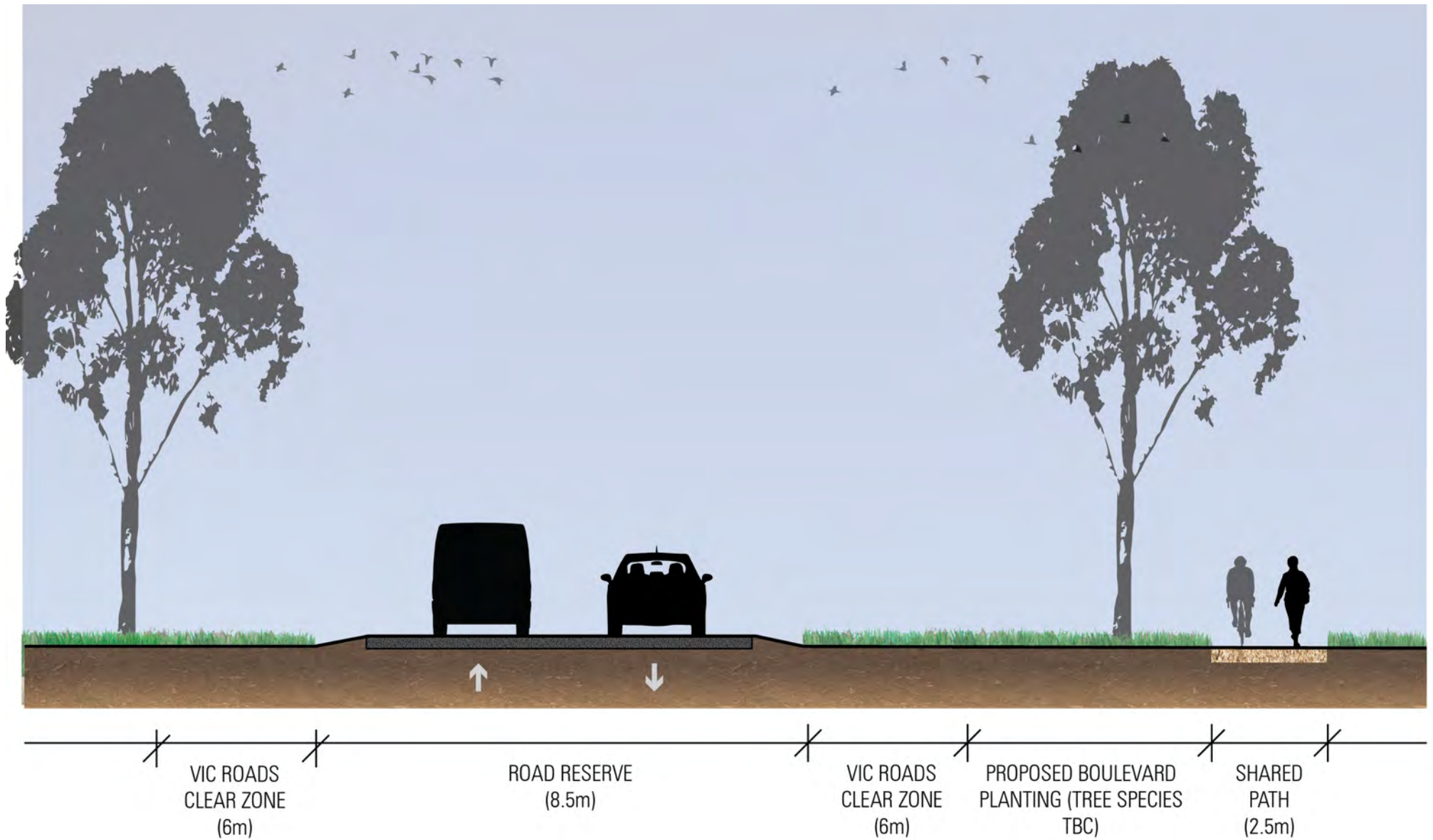
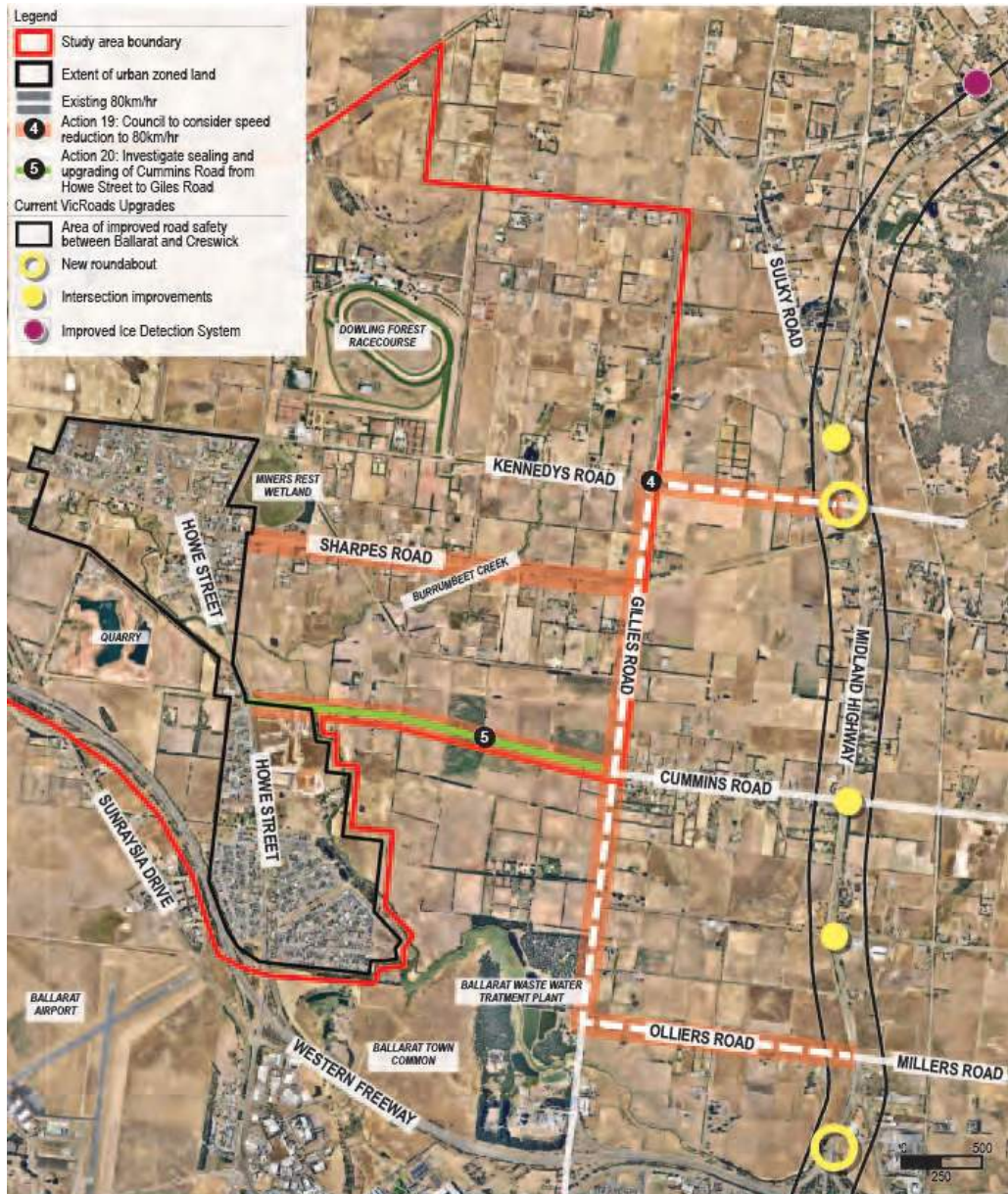


Figure 11: Conceptual sectional diagram for proposed boulevard planting along Howe Street/shared path trail network (refer to VicRoads Tree Policy 2016 as appropriate)



Action: Investigate reducing nominated traffic speed on Gillies Road, Kennedys Road and Olliers Road to 80km/hr
 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

4.5.1: Key Issues & Opportunities

Theme 3 relates to potential opportunities to facilitate township growth and prosperity, 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, with consideration of an integrated solution of creek rehabilitation. If consistent with the strategic flood mitigation plan, it could involve the investigation of flood mitigation in the development of any linear reserve along Nelson Street, such as a bypass channel.

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. This 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.

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.

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

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 zoning controls and strategic planning policies within the Ballarat Planning Scheme, although the City of Ballarat have already implemented the Special Use Zone (SUZ13) within the Dowling Forest Precinct which functions to support thoroughbred horse training facilities. Other potential additional ways to protect and support the equine industry includes:

- Addressing existing vehicle/equine conflicts along Kennedys Road (refer to Theme 2)
- Lobbying VicRoads to have road speed limits along Kennedys Road reduced so as to appropriately address equine safety (refer to Theme 2)
- Working with the racing industry to develop a series of assistance programs or systems with a view to supporting to the equine industry/Dowling Forest Precinct and the establishment of associated supporting businesses
- Identifying and acknowledging that farming zone land surrounding Miners Rest should be maintained and protected for farming, agricultural activity, including potentially equine-related activity
- Celebrate the equine industry through an equestrian-related monument within the town centre and/or equine themed installations 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.

Development of local active sports facilities hub

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

Of note a Community and Sports facility within Miners Rest was previously 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 built 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 character which applies to Miners Rest.

However during the development of the Township Plan, community consultation revealed a preference for larger residential blocks over small lot subdivision, and with this was highlighted as a character feature of the town and a reason to 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.

It is proposed to undertake a planning scheme amendment to introduce a new local policy to guide growth in-line with the Township Plan, and a schedule to the General Residential Zone for North Miners Rest to encourage larger lots sizes by managing site coverage, setbacks and dwelling heights.

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.

Separate to this, the population forecasts prepared by .id consulting in 2017 indicates the combined areas of

Miners Rest has a population of 4,487 in 2017, and is projected to grow to grow by 1,656 to 6,143 (38 per cent) by 2036. However the .id consulting data has sought to apportion projected growth rates across the municipality by location/township, but has not factored in the significant development limitations outlined above.

A detailed land supply & demand analysis has been conducted and is contained in the background information and analysis report. This analysis sought to determine the number of potential unconstrained allotments which currently exist within residentially zoned land, including both vacant lots and other lots with potential for further subdivision and development. The analysis 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.

In noting that there is an upper limit on the available land supply in Miners Rest, it is prudent to consider where new future residential development could be located. Although on face value there would appear to be substantial undeveloped land immediately adjacent to and surrounding Miners Rest, there are constraints and strategic considerations which place substantial limitations on the potential for Miners Rest to accommodate new greenfield subdivision. Such constraints and considerations include:

- Identified flooding impacts

- Potential aircraft noise and associated amenity impacts
- Required separation distances to avoid 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.

With regard to potential future residential development the spatial analysis revealed identified an 'Investigation Area Precinct', which is broadly bounded by Nelson Street, Lindsay Road, Western Freeway and Victoria Street.

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 not currently considered suitable to accommodate residential development due to the extent of known aircraft noise, and need to avoid the fragmentation of this rural land holding, which has the potential to accommodate small scale rural or agricultural activity.

The land to the east of Howe St, and south of Sharpes Rd has also been proposed by landholders as a growth investigations area. This plan recommends that this land has constraints and is retained as a buffer and for farming purposes, and that any growth be considered as part of the greenfield investigation area 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 by containing new development to the current town boundary; encouraging larger lot development; and establish a statutory framework for the consideration and assessment of any private rezoning requests

- Action 28: 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
- Action 29: Liaise with Central Highlands Water to ensure essential water infrastructure meets community needs as development occurs.
- Action 30: Investigate potential for the development of the quarry site subject to feasibility including a noise study.

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

- Action 31: Implement modifications to the Ballarat Planning Scheme to provide guidance for the development of the town centre
- 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.

Strategy 18: Reduce flooding impacts within the Township.

- Action 34: Develop a strategic flood mitigation plan, and associated implementation plan, with consideration of an integrated solution that includes creek rehabilitation and beautification
- Action 35: If supported by the strategic flood mitigation plan, investigate the opportunities for flood mitigation in the development of any linear reserve along Nelson Street
- Action 36: Where possible, ensure that any flood mitigation works provide multiple benefits such as open space and creek function and environmental health
- Action 37: 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 38: Support the equine industry/ Dowling Forest Precinct and associated businesses by promoting industry capability and delivering business development opportunities
- Action 39: Review the planning controls surrounding Dowling Forest racecourse, including Special Use Zone - Schedule 13 (SUZ13) and Farming Zone A & B
- Action 40: Investigate the potential location of a bridle track for horse riding/training.

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

- Action 41: 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 42: Investigate funding mechanisms to develop an active sports facilities hub
- Action 43: Confirm and secure a preferred site for development of an active sports facility (oval)

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



Miners Rest Primary School



Miners Rest Township Plan

Legend

- Study Area Boundary
- Extent of Urban Boundary
- Celebrate Miners Rest's Natural and Cultural Heritage Assets
- Maintain viewline to Surrounding Landscape
- Miners Rest Community Park
- Protection and improvement of Burrumbeet Creek environs
- Points of Historical Interest / Ballarat Heritage Trail
- Establish a Connected and Unified Township and Community
- Optimise use of the existing community hall
- Potential future shared trail network / Proposed Ballarat Bicycle Network Route
- Proposed civic boulevard planting along Howe Street
- Improved crossing / intersection
- Facilitate Township Growth and Prosperity
- Existing Primary School
- The northern boundary of the NGA to be reviewed as part of a separate planning process
- Undertake a strategic review of Nelson Street road reserve to integrate into new development and potential flood mitigation if required
- Commercial hub (Creek Street & Howe Street) and medium density residential precinct
- Provide safe horse crossing point
- Indicative potential locations for active sports facilities hub or retain as farming zoned land
- Indicative potential location for active sports facilities hub as part of future development
- Potential expansion of the existing school onto adjacent land
- Protect & Support Equine precinct
- Protect existing Farming Zone (FZ) land to maintain existing open landscape views, prevent further linear sprawl of Miners Rest, and allow for agricultural related activity
- Potential residential growth area, subject to further analysis of potential aircraft noise against the National Airports Safeguarding Framework (NASF). (Refer also to proposed assessment criteria within Township Plan)
- Existing rural land subject to aircraft noise and currently unsuitable for residential landuse when assessed against the criteria of Clause 17 of the National Airports Safeguarding Framework (NASF)



Project Ref: 2017.085
 Dwg No.: UDD-015
 Scale: N.T.S
 Date: 04.03.2019
 Revision: B

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

Figure 12 Miners Rest Township Plan - Township Plan



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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, retails, services and community uses
-  Proposed Medium Density Precinct
-  Potential for large lots with direct frontage to Howe Street to accommodate larger format agricultural and equestrian related businesses
-  Potential to establish a new pedestrian focused main street precinct (refer to artist's impression) with active frontages
-  Potential pedestrian and vehilce access (subject to feasibility)
-  Potential implementation of landscape planting program for boulevard tree planting along main streets
-  Proposed Bypass channel embankment / shared path / landscaped linear open space
-  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

Figure 13 Indicative Town Centre Framework Plan

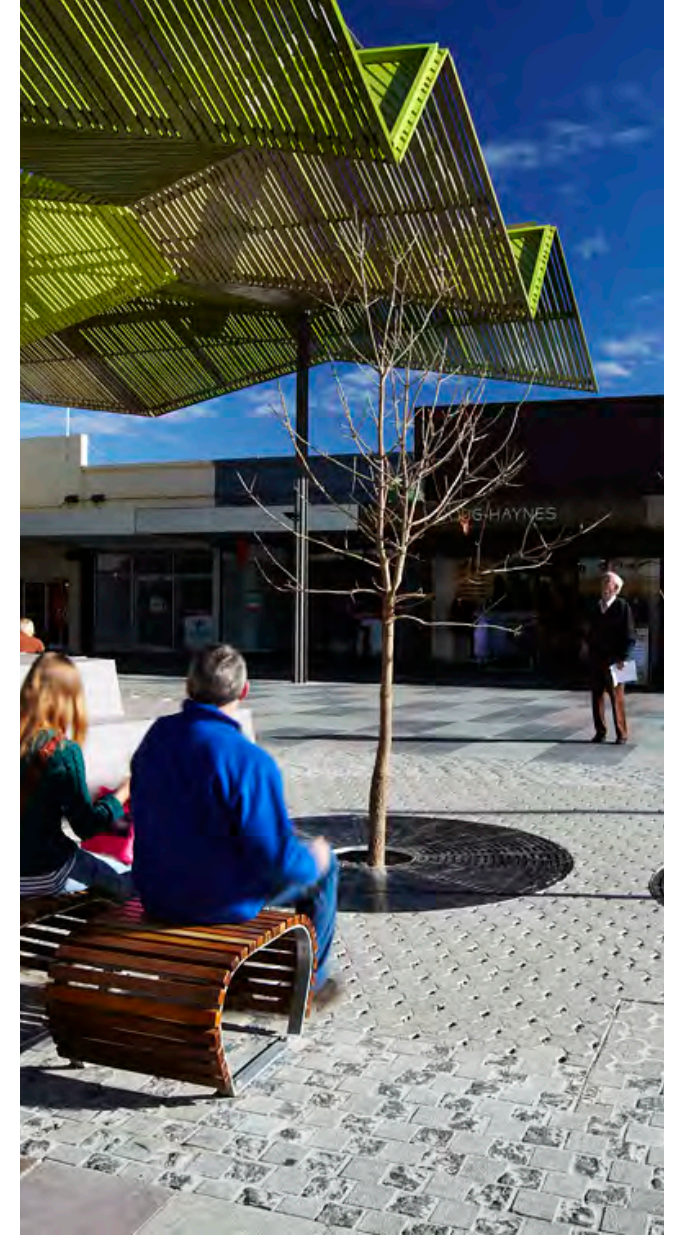
Reference images: potential design ideas for future commercial development



Design ideas for seating, paving and shopfront design



Design ideas for shopfront and landscape design



Design ideas for seating and paving design

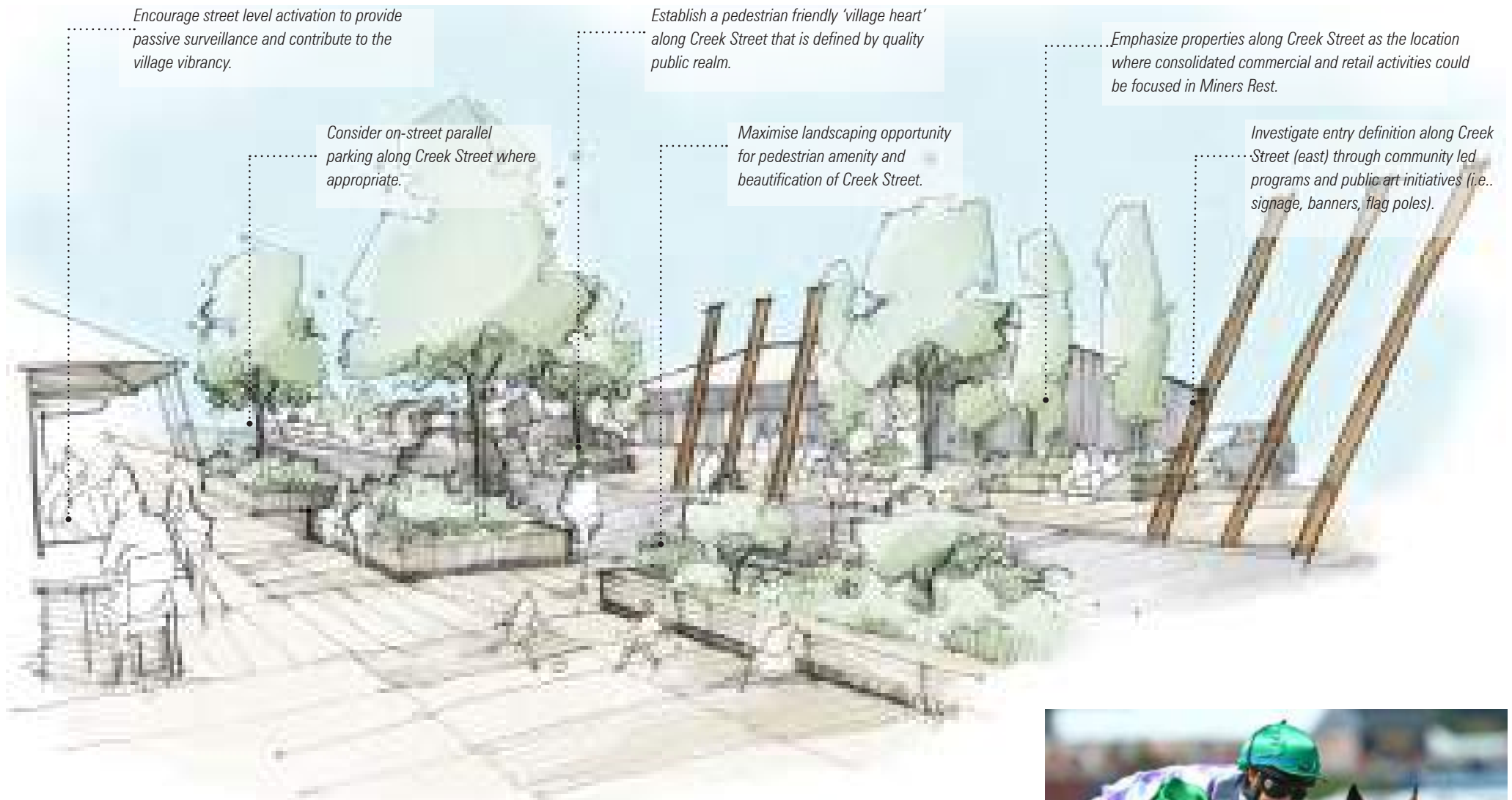


Figure 14 Artist's Impression demonstrating indicative view of Miners Rest Town Centre (Creek Street) at the Howe Street Junction



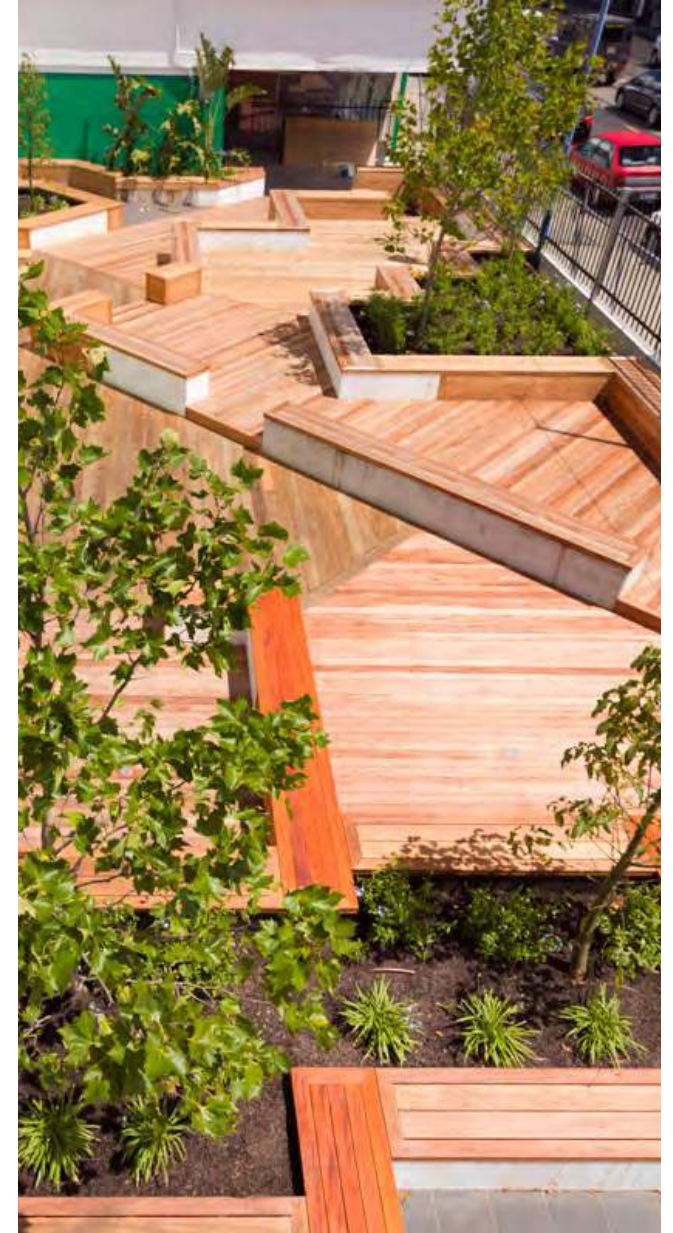
Reference Image for the concept of an equestrian monument

Reference images: potential design ideas for future commercial development



Design ideas for seating, paving and landscape design

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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 appropriate planning controls to implement the overarching directions of the Township Plan, involving a range of options, including: local policies and potential design controls which require formal implementation into the Ballarat Planning Scheme.

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
- Clear guidance that medium density development is directed to the current Mixed Use Zone (MUZ) and discouraged from other parts of the township
- The Miners Rest Township Plan diagram (or simplified version)
- The Indicative Town Centre Concept Plan, or otherwise inclusion of text summarising the intended design outcomes on private land. **113**

- 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.

Once the Township Plan and the associated recommendations for an appropriate suite of local policies and design controls has been considered and formally adopted by the City of Ballarat, it will be necessary to facilitate a Planning Scheme Amendment to formally incorporate the recommendations into the Ballarat Planning Scheme.

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
Theme 1: Celebrate Miners Rest historic & natural assets			
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 to medium
8	Complete development of Miners Rest Community Park.	n/a	short
9	Maintain existing planning polices to ensure that land surrounding Miners Rest within the Farming Zone is protected and enhanced for ongoing farming, agricultural and equestrian activity.	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

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

<i>Number</i>	<i>Action</i>	<i>Implementation partners</i>	<i>Priority</i>
<i>Theme 3: Facilitate township growth & prosperity</i>			
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>Implement modifications to the Ballarat Planning Scheme to provide guidance for the development of the town centre.</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>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>
35	<i>If supported by the strategic flood mitigation plan, investigate the opportunities for flood mitigation in the development of any linear reserve along Nelson Street</i>	<i>as above</i>	<i>immediate</i>
36	<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>
37	<i>Seek funding and implement the strategic flood mitigation plan as funding becomes available</i>	<i>State Government</i>	<i>immediate</i>
38	<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>
39	<i>Review the planning controls surrounding Dowling Forest racecourse, including Special Use Zone - Schedule 13 (SUZ13) and Farming Zone A & B</i>	<i>Affected landowners, Ballarat Turf Club</i>	<i>immediate to medium</i>
40	<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>
41	<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>
42	<i>Investigate funding mechanisms to develop an active sports facilities hub.</i>	<i>State Government</i>	<i>immediate</i>
43	<i>Confirm and secure a preferred site for development of an active sports facility (oval).</i>	<i>n/a</i>	<i>short to medium</i>
44	<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>

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 Kindergarten



Miners Rest Primary School



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

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MINERS REST TOWNSHIP PLAN BACKGROUND INFORMATION & ANALYSIS

MARCH 2019

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hansen

Project Team

The City of Ballarat have engaged Hansen Partnership (Hansen), a planning and design consultancy, to work with the local community and key stakeholders in preparing the Township Plan for Miners Rest. Hansen have been assisted with supporting sub-consultant input from ASR Research, a community infrastructure consultant.

Acknowledgments

Council Project Team

Lisa Kendal, Manager Strategic Planning

Gillian Garrod, Senior Strategic Planner

Emily Hobbs, Strategic Planner

Hansen Partnership

Richard Stevenson: Project Manager / Associate Urban Planner

Gerhana Waty: Associate Urban Designer

Joel Schmetzer: Urban Planner

Milly Gamlin: Urban Designer

ASR Research P/L

Rob Panozzo, Community Infrastructure Planner

Version	A	B	C	D	E
Issue Date	July, 2018	Nov, 2018	March, 2019		

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BACKGROUND INFORMATION & ANALYSIS

1: Urban Growth Context

The City of Ballarat utilise population projections provided by .id Forecast to establish the expected current and forecast demand for future residential land within the overall municipality. In considering these population projections, it is important to highlight that these forecast projections are broadly based on extrapolating out prior population growth rates and as such are not ‘targets’ to be achieved.

The .id consulting data has sought to apportion projected growth rates across the municipality by location/ township. However, these projections do not necessarily consider broader strategic planning questions of how future residential growth across the entire Ballarat municipality is to be managed; whether such projected growth of Miners Rest should be encouraged and facilitated; or whether such growth should perhaps be curtailed or controlled for other strategic planning reasons. Such strategic questions and considerations constitute a key element of this Township Plan, and are explored in detail within sections below. However, unless there are strong and clear strategic reasons to potentially curtail or limit new development, the .id consulting data should be the key guiding determinant for likely growth and demand within Miners Rest.

Currently there is a noted lack of specific strategic direction and guidance on whether Miners Rest should accommodate residential growth, and where such growth might be located. The Miners Rest Township Plan seeks to provide strategic direction and guidance on whether Miners Rest can accommodate residential growth based on an analysis of the significant development limitations already identified by the Ballarat Planning Scheme (i.e. flood prone land and aircraft flight paths as identified by Clause 21.09-5 Miners Rest).

Firstly, in order to inform questions of potential growth of Miners Rest, this is not to be considered in isolation rather it needs to be considered in the context of residential growth at a municipal scale. In this context, The Ballarat Strategy is Council’s guiding strategic document to manage and guide growth through to and beyond 2040, and notes the total population of Ballarat is to increase by approximately 60,000 to a total of 160,000 by 2041.

As a municipal focused strategic document, the Ballarat Strategy seeks to accommodate the majority of projected growth within Ballarat, either as infill development or otherwise as new residential development within designated growth corridors within the designated new urban growth corridors of Ballarat.

While The Ballarat Strategy does contain specific details of anticipated growth in Miners Rest, the Council commissioned .id data profile for Miners Rest – Mitchell Park is relevant. While the dataset area ‘Miners Rest – Mitchell Park’ covers a greater area than the current study area for the Miners Rest Township Plan, it is highlighted

that the inclusion of the Mitchell Park data area in the combined Miners Rest/ Mitchell Park data profile set does not overly skew the growth projections for Miners Rest. This is because the Mitchell Park data area has virtually no potential to accommodate standard residential growth (i.e. due to existing rural land zoning and proximity to the Ballarat Airport).

The population forecasts prepared by .id consulting is based on the Miners Rest/ Mitchell Park data collection area, where this data is considered to constitute ‘baseline’ information to inform and underpin urban growth considerations. 2017 .id consulting data indicates the combined areas of Miners Rest/ Mitchell Park has a population of 4,487 in 2017, where according to .id consulting projections, the Miners Rest/ Mitchell Park population is projected to grow by 1,656 to 6,143 (i.e. 37%) by 2036.

For reasons outlined above, the majority of this growth is anticipated to be accommodated within Miners Rest.

Population and Dwelling Projection	2016	2021	2026	2031	2036
Population	4,439	4,852	5,264	5,683	6,143
Change in population (5yrs)		413	411	419	461
Average annual change		1.8%	1.64%	1.54%	1.57%
Households	1,550	1,728	1,913	2,103	2,298
Average household size	2.86	2.80	2.75	2.70	2.67
Dwellings	1,635	1,820	2,014	2,214	2,419
Yearly dwelling increase		37	39	40	41

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Table: .id Forecast projections November 2017

1.1: Land Supply & Demand

A land supply assessment of existing residential zoned land has been conducted and was broadly based on a desktop analysis of an aerial image (March, 2018), which focused on existing residentially zoned land within the township boundary. The calculated residential land supply, has been further considered in the context of the number of new dwelling allotments which could theoretically be created. Both land supply and demand are addressed below.

Summary of Potential Residential Supply

Source of Supply	Potential Supply
Currently vacant land	511 (lots)
Land with infill potential	68 (lots)
Total	511 (lots)

Table: Total potential residential supply

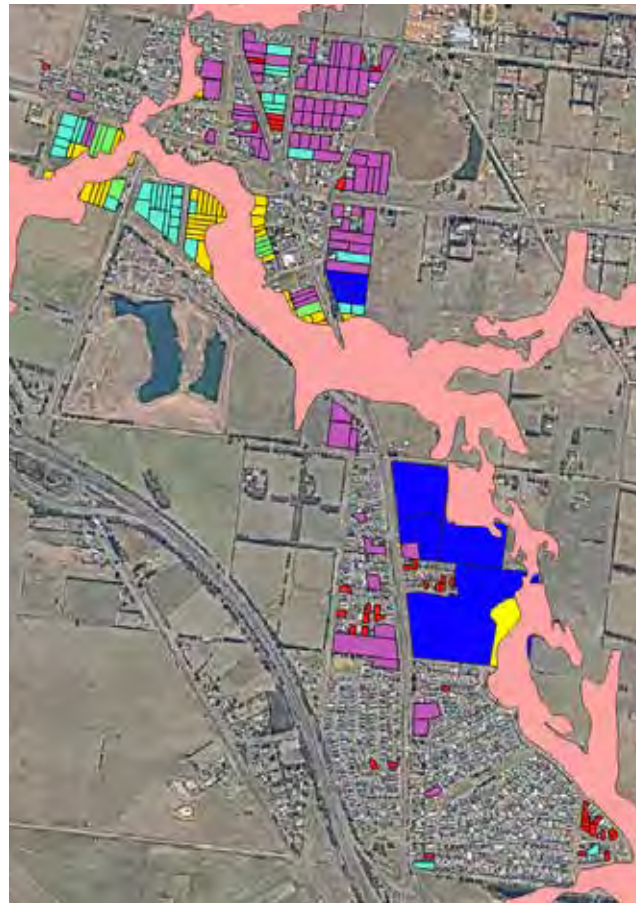


Figure1 Lots within Miners Rest with development potential

- Red – vacant under 1500sqm (no further subdivision)
- Light blue – vacant over 1500sqm (subdivision potential)
- Purple – developed over 1500sqm (subdivision potential)
- Yellow – vacant lots within FO
- Green – developed lots over 1500sqm within FO
- Blue – recent subdivision

1.2: Land Supply

The desktop analysis of the currently zoned land within the General Residential Zone (GRZ) reveals that there is currently a potential supply of residential lots in the order of **511 lots** within the township. This is based on a potential supply of **443 vacant lots** and potential for a further **68 infill lots**.

Currently Vacant Residential Land

There is currently 141 vacant (not developed with a dwelling) residentially zoned lots within the township boundary. This total does not include:

- Mix Use Zone (MUZ) land, which has been excluded from the calculations.
- The 220 lots from recently approved subdivisions, which has been added to the total at the end of the assessment.

In calculating the potential future supply, the vacant lots have been divided into larger lots with subdivision potential (over 1,500sqm) and smaller lots with no further subdivision potential (under 1,500sqm). In determining the appropriate size of lots with further subdivision potential, the prevalence of larger blocks within Miners Rest has been noted. It was also observed that the 'smaller' blocks in the original township area are in the order of 1,000sqm, while the new blocks in recent subdivisions are in the order of 500sqm. On this basis, 750sqm was chosen as a 'median' lot size between the two, and has been used as a general guide and measure to assess the subdivision potential of larger lots (1,500sqm), while at the same time providing a larger lot size to fit with the general rural township character of Miners Rest.

In determining an approximate potential supply from the vacant GRZ lots that are currently partially affected by the Flood Overlay (FO), a different methodology has been utilised. Firstly the total area of unaffected land outside the FO has been calculated (6.09ha) to determine the likely developable land. Following this, a potential total number of lots has been determined using the 750sqm lot size minimum by dividing the total by this minimum. This calculates to a total of 81 lots.

There are also a number of recently approved residential subdivisions on vacant land in the section of land bordered by Cummins Road to the north, Howe Street to the west, Burrumbeet Creek to the east, and Greenside Place to the south. As shown in the table below, these parcels of land will render a total of 220 lots once the subdivisions are completed. When adding this number to the current amount of vacant lots within the township, this produces a potential supply of 410 residential lots.

Source of Supply	Potential Supply
Vacant lots under 1,500sqm (outside FO)	42 (lots)
Vacant lots over 1,500sqm (i.e. can be further subdivided)	100 (lots)
Recently approved subdivisions	220 (lots)
Vacant lots over 1,500sqm (partly affected by FO)	81 (lots)
Total (over 750 sqm)	443 (lots)

Table: Supply from vacant GRZ land

Infill Lots

'Infill lots' were deemed to be larger currently developed allotments over 1,500sqm which have the theoretical ability to accommodate further development in the form of a dual occupancy/ 2 lot subdivision and unit development.

Again, all developed land over 1,500 square metres was included for assessment with 750 square metres being the smallest projected lot size. There are currently 88 lots over 1,500 square metres with the potential to be subdivided to accommodate infill style development. If all of this land were to be redeveloped it could accommodate 232 lots over 750 square metres.

However, it is not expected that all of this land will become available for redevelopment in the future, given its development potential will ultimately depend on the choices of current and future landholders. As such, to more accurately understand the future potential of the land, an assumption has been made that only a quarter of this land will be made available for development. This means that if the demand is available for such land, the development of infill land could accommodate approximately 58 new residential lots.

For the developed land within the FO with subdivision potential (over 1,500sqm), the same methodology has been utilised for the vacant land within the FO. Utilising the previous quarter assumption for infill development, the total potential number of residential lots from developed land partially FO affected land is 10 new lots.

Source of Supply	Potential Supply
Developed land over 1500sqm (outside FO)	58 (lots)
Developed land over 1500sqm (partly affected by FO)	10 (lots)
Total (over 750sqm)	68 (lots)

Table: Supply from Infill Lots within the GRZ

1.3: Land Demand

Population projections provided by .id Forecast have been utilised to understand the expected current and forecast demand for future residential land within Miners Rest. These forecasts were based on the results of the 2016 Census data for the Miners Rest and Mitchell Park datasets.

While the dataset area covers a greater area than the current study area for the Miners Rest Township Plan, it is highlighted that the inclusion of the Mitchell Park data area in the combined Miners Rest/ Mitchell Park data profile set does not overly skew the growth projections for Miners Rest, as the Mitchell Park data area having virtually no potential to accommodate standard residential growth.

This is due to the extent of existing land within the Rural Living Zone (RLZ), Farming Zone (FZ), Special Use Zone (SUZ) and Industrial 1 Zone (IN1Z), where the ongoing and future operation of the Ballarat Airport would specifically prevent or constitute a significant constraint to further subdivision within the Mitchell Park area. The consequence of this is that Miners Rest is elevated in importance in its role to accommodate the growth projections identified by .id Forecast.

The 2017 .id Forecasts for Miners Rest/ Mitchell Park are outlined in the table at the start of Part B. This indicated the population of the area is expected to increase 38% from 4,439 in 2016 to 6,143 in 2031. This increase is expected to create demand for 650 new dwellings over the 18 years to 2036.

With an expected total supply of 510 lots on vacant and underdeveloped existing residentially zoned land, Miners Rest currently has ample supply to meet the expected demand to 2030, and in the order of 12.5 years supply, based on demand for approximately 40 dwellings per year.

Furthermore, additional residential lot supply could be provided for through a greater use of infill lots than has been assumed above, however it is highly unlikely that all currently developed land over 1,500 square metres will be available for infill development.

However, as a general comment, it is highlighted that the .id Forecast projections are broadly based on extrapolating out prior population growth rates. This then means the projected population for Miners Rest in 2036 is not a 'target' to be achieved. Rather the .id Forecasts as based on a desktop analysis and have not taken into account a detailed analysis of physical constraints and strategic considerations which may place significant limitations on achieving the projected population figures. Of note, the influence of physical constraints and other strategic considerations have been considered as part of development of this Township Plan.

1.4: Conclusion on Land Supply & Demand Analysis

Clause 11.02-1 is an important consideration when concluding on the land supply and demand analysis conducted for Miners Rest, and to inform an analysis of the potential growth of Miners Rest over the timeframe of the Township Plan to 2040.

Specifically Clause 11.02-1 seeks: *“To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses”*.

However, a key strategy of Clause 11.02-1 is also of critical importance, in that it identifies to: *“Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis”*.

To relate this policy position back to the land supply and demand analysis already completed, it has established the following:

- There is in the order of 500 potential allotments in Miners Rest, on existing unconstrained residential zoned land.
- There is a projected dwelling increase in the order of 40 per year through to 2036 (according to the current .id Forecasts).
- There is in order of 12.5 years supply of land based on the current land supply and demand analysis.
- The provision of future land supply within Miners Rest needs to be considered in a total Ballarat municipal context.

The conclusion of the above is that Miners Rest currently has an adequate supply of existing residential zoned land, and there is not an immediate strategic need or imperative to immediately rezone land within Miners Rest for residential purposes, as there is already in the order of 12.5 years supply based on current township growth projections. Likewise within the context of City of Ballarat overall, Ballarat is projected to take up the majority of overall municipal growth, which will then be supported by growth in other parts of the municipality, including Miners Rest.

Separate strategic planning work has been conducted to ensure the primacy of Ballarat in the municipal housing market. However in context of Clause 11.02-1 it is clear that 15 years of population growth needs to be planned at a municipal rather than township level. Given that Miners Rest already has a substantial supply of existing available residentially zoned land, which will support potential growth at a municipal wide scale, there is no strong strategic need for the further rezoning of land for residential use at this point in time.

However, it is prudent for the current Township Plan to consider the potential for Miners Rest to accommodate future growth, noting that the current Ballarat Planning Scheme already identifies that the township is subject to significant development constraints associated with flooding and aircraft noise (Clause 21.09-5 Miners Rest). Should it not be possible for these identified significant constraints to be overcome, it may result in Miners Rest being designated as an effective ‘no growth’ township within the City of Ballarat.

However if possible that such growth can be accommodated despite acknowledged constraints, it is important for the Township Plan to make clear recommendations regarding where such future growth of the township should be appropriately located, and/ or what further investigation or analysis is required to determine its potential to accommodate residential development.

Should the Township Plan indicate the potential for new residential land within Miners Rest, it will be the role of Council to keep track of development and residential land uptake in subsequent years, to determine if it is tracking in line with projected growth rates, or is occurring at a faster or slower rate to determine when a new residential land supply may need to be made available.

In building upon the above discussions, subsequent sections of this report has undertaken a strategic and spatial analysis of whether there are appropriate locations within Miners Rest which may be suitable to accommodate future residential development.

1.5: Growth verses Containment

The potential for future urban development can be managed in two ways: either as new Greenfields subdivision, or otherwise as potential new infill development, including the further subdivision of larger existing residential zoned allotments, or perhaps through the construction of smaller dwelling types such as dual occupancies, villa units etc. While new Greenfields subdivision is often viewed as the 'default' response to accommodating new dwellings, there may be reasons to discourage such development, such as:

- Avoiding and discouraging further township fragmentation through outward expansion.
- Physical constraints of the land (i.e. flooding, impacts of flight paths etc).
- Ability to be serviced with essential infrastructure.
- Avoiding encroachment into/ loss of valuable land (i.e. high landscape value or productive agricultural land).
- The need for separation distances from existing land uses (such as the Central Victoria Livestock Exchange, Ballarat Wastewater Treatment Plant and Dowling Forest Precinct).

Likewise there can be positive reasons to encourage containment of existing urban settlements, including:

- The more sustainable use of existing infrastructure;
- Encouraging new dwellings in preferred locations;
- Providing a greater diversity in housing types, which can assist with principles of 'aging in place'; &
- Facilitating walkability and accessibility to community and retail services.

However new development can have an impact on the existing character of a place, depending on form and scale of development. Questions relating to growth and containment has been an important consideration as part of the development of the Township Plan.

During the first round of consultation views were expressed by residents that allowing some residential development would support the economic growth and prosperity of Miners Rest through population increase. However differing points of view were voiced on the need to protect township character (i.e. no small lot subdivision, no units).

Clearly the form of new housing and its potential location is an important consideration for the community. For example, new housing development could potentially occur as new land subdivision or otherwise as 'infill' housing within the established parts of the town. Both forms of development have pros and cons in terms of cost of construction (to Council, the community and developers), township character and accessibility, which must be considered.

Likewise, a spatial analysis of Miners Rest reveals that that the current extent of its urban development is already elongated and spread out over a considerable distance. From an urban design perspective this is not a preferred outcome, and further sprawling or 'ribbon' based development would not be a positive outcome for the township.

It is also important to ensure appropriate separation distances are maintained between existing activities and future development, to ensure that potential land use conflicts and adverse amenity impacts are avoided. In the context of Miners Rest, obvious existing land uses which require separation distances includes: Ballarat Airport; Central Victoria Livestock Exchange; Ballarat Wastewater Treatment Plant; and to a lesser degree Dowling Forest Precinct.

In noting the above, the impact of residential growth on important local and regional assets – including the Ballarat Airport and surrounding agricultural land - must also be considered. The Ballarat Airport, located to the south-west of the Township, is a significant facility providing tangible benefits for the community and the regional economy, including generating \$10 million in annual production.

The ongoing operation of the Airport is dependent on its ability to function without unduly impacting on surrounding sensitive uses. While dwellings already exist within close proximity to Ballarat Airport, there is strong strategic justification to avoid creating new residential development which may be impacted by current and future anticipated aircraft related noise. As such, it is important that these sensitive uses, including housing, are prevented from encroaching on the Airport to protect its ongoing operational viability and potential for expansion over the long-term. Further detailed considerations relating to Ballarat Airport are addressed later in the report.

Like the Airport, agricultural activities surrounding the Township contribute significantly to the local and regional economy, and are dependent on maintaining appropriate distances from sensitive uses. In addition, land consumed for housing ultimately results in a net reduction of land available for farming and production. With Ballarat having some of the highest value agricultural land in the State, this is a significant consideration to grapple with as part of the development of the Township Plan.

1.6: Respecting Existing Township Character

Miners Rest is a small rural township/ settlement located within a picturesque open rural landscape. 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 existing urban character of Miners Rest is highly varied which 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 character which applies to Miners Rest. However during the development of the Township Plan community consultation revealed a preference for larger residential blocks over small lot subdivision, and with this being highlighted as a character feature of the town and a reason to why residents chose to live in Miners Rest. It was also noted that a number of larger block 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.

In considering potential planning tools which can be utilised to control development outcomes to address neighbourhood character, there are a number of options, including:

- Implementation of the Neighbourhood Residential Zone (NRZ), which can also be used to set a minimum subdivision allotment size.
- Implementation a Neighbourhood Character Overlay (NCO).
- Amending the schedule to existing General Residential Zone (GRZ) to modify ResCode standards for siting requirements. This could potentially increase minimum requirements for open space, provision for a canopy tree etc, which would function to ensure future development which triggers a permit under the GRZ (i.e. multi-dwelling development) is more consistent with the rural feel of the town.
- Amending the schedule to existing General Residential Zone (GRZ) to modify the requirement for a single dwelling on a lot.
- Implementation of a local policy which provides clear guidance on the type, format and location of development/ guidance.

In contemplating the appropriate planning tools to potentially use in the context of Miners Rest, observations regarding the existing character Miner Rest is of critical importance.

In then noting the highly mixed and varied character of Miners Rest, the use of either the Neighbourhood Residential Zone (NRZ) or the Neighbourhood Character Overlay (NCO) would be difficult to justify.

However, it is recommended for selected elements within the schedule of the existing General Residential Zone (GRZ) are implemented to address garden area (increase in minimum requirements for private open space), and landscaping (provision of a canopy trees).

Such modifications to the General Residential Zone (GRZ) schedule should be made in conjunction with a local planning policy which provides clear guidance on the type, format and location of development, and an assessment framework which can be utilised through the statutory assessment process. For example, the policy could set up a local planning policy framework which encourages and directs multi-dwelling development to land within the Mixed Use Zone (MUZ) which would have benefit of close proximity to the town centre. Multi-dwelling development and small lot subdivision would then be discouraged from being located in other parts of Miners Rest.

Options for residential planning controls in Miners Rest

Summary of the reformed residential zones

	Neighbourhood Residential Zone (NRZ)	General Residential Zone (GRZ)	Residential Growth Zone (RGZ)
Maximum building height/number of storeys	Mandatory 9 metres / 2 storeys.	Mandatory 11 metres / 3 storeys.	Discretionary 13.5 metres.
Can these heights / number of storeys be varied in a schedule to the zone?	Yes. Councils can set a mandatory height limit greater than 9 metres / 2 storeys.	Yes. Councils can set a mandatory height limit greater than 11 metres / 3 storeys.	Yes. Councils can set a mandatory height limit that is at least 13.5 metres.
Is there a requirement for a minimum garden area?	Yes – mandatory.	Yes – mandatory.	No.
Is a permit required to subdivide land?	Yes.	Yes.	Yes.
Can a minimum subdivision area be set?	Yes.	No.	No.

Existing Zone for most residential parts of the township of Miners Rest.

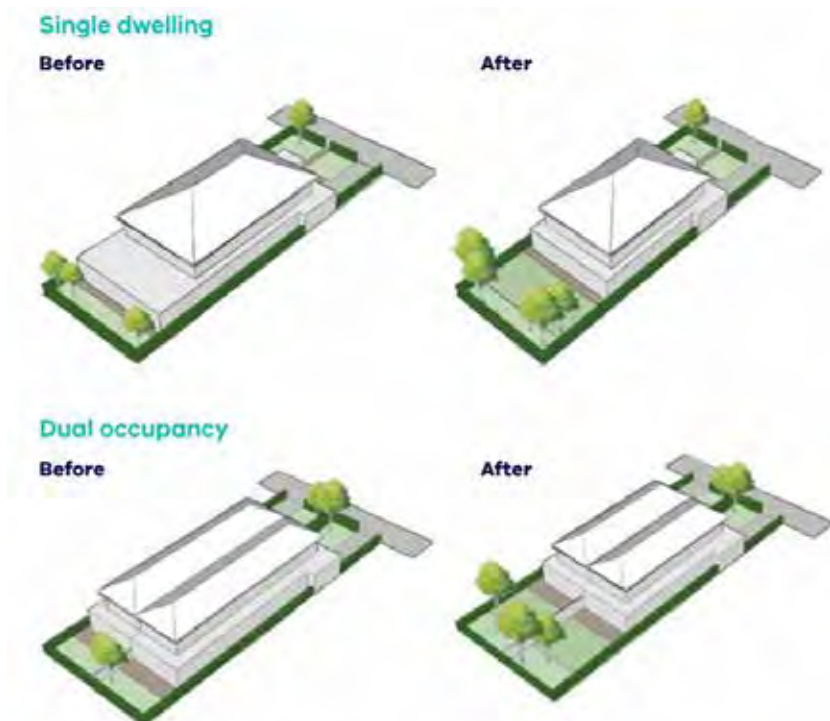
Lot size	Minimum percentage of a lot set aside as garden area
400 – 500 sqm	25%
Above 500 – 650 sqm	30%
Above 650 sqm	35%

The garden area requirement provides the opportunity for greater housing choice in Victoria's neighbourhoods while protecting the open space character.

But, importantly the garden area requirement now applies in the existing General Residential Zone (GRZ).

Q. What does the garden area requirement look like when applied to different residential development?

A. Greater garden area on a lot and less site coverage by the house or building. See two examples below.



Respecting existing township character

- The existing township character of Miners Rest is highly varied which reflects the various eras over which the town has progressively developed.
- As a result, the varied housing types, subdivision pattern and lot sizes are highly mixed.
- From the township planning process, we have heard the community want to retain larger blocks in the township. We have also heard that residents have varying views on what they consider a large block is. It depends on the context, who, stage of life and it is a qualitative judgement.
- In contemplating appropriate planning tools to potentially use in the context of Miners Rest, observations and strategic work to identify the preferred neighbourhood character, or an identified future neighbourhood character is critical as to whether introducing each tool can be justified, or not.
- It is identified that there is no single existing or preferred character in Miners Rest, however larger lots would be more consistent with the original settlement pattern and rural setting of the town
- It is an important consideration if planning tools can or would address the issue of subdivision of land, which is each landowners right to apply for a permit to do so.

Options considered	Pros	Cons
1. Implementation of the Neighbourhood Residential Zone (NRZ)	<ul style="list-style-type: none"> - Can set a minimum subdivision lot size. - But, what size does the existing and future community need and or want is unclear? 600sqm, 800sqm, 1000sqm? 	<ul style="list-style-type: none"> - High bar for justifying back zoning and a min. lot size given the zone purpose and the highly varied and mixed existing subdivision pattern and lot sizes in Miners Rest.
2. Implementation of a Neighbourhood Character Overlay (NCO)	<ul style="list-style-type: none"> - N/A 	<ul style="list-style-type: none"> - Limited effect/control over lot sizes. - Creates additional permit requirements for local community, and higher workloads for Council. - “Strong community support will not in itself be a sufficient basis for supporting a neighbourhood character amendment. Evidence and justification for additional provisions is essential. Without this, it will not be possible to support introduction of NCO policies into the planning scheme” (DELWP PPN43).
3. Amending the schedule to existing General Residential Zone (GRZ) to modify ResCode standards for siting requirements.	<ul style="list-style-type: none"> - Some tailoring of building siting, including minimum requirements for private open space, to encourage larger lot sizes in Miners Rest that are more sympathetic to the original settlement pattern and rural setting of the town 	<ul style="list-style-type: none"> - Creates additional permit requirements for local community, and associated higher workload for Council. - Very limited effect/control of subdivision of lot sizes.
4. Amending the schedule to existing GRZ to modify the requirement for a single dwelling on a lot between 300 – 500 sqm.	<ul style="list-style-type: none"> - Increase the lot size threshold for a planning permit for a single dwelling on a lot from below 300sqm, to 300 – 500sqm so that the development impacts of the dwelling can be considered under the planning system. 	<ul style="list-style-type: none"> - Creates additional permit requirements for local community, and higher workload for Council. - Limited effect/control of lot sizes above 500sqm. As many lots in Miners Rest are not between 300 – 500 sqm so will have limited effect.
5. Implementation of a planning policy with local content which provides guidance on the location of development, format and type.	<ul style="list-style-type: none"> - Considered the better planning tool to utilise in this instance which provides clear guidance to encourage and direct multi-dwelling development to land within the Mixed Use Zone in proximity and support of creating a town centre. - Multi-lot development and smaller lot development would then be discouraged from being located in other parts of Miners Rest. 	<ul style="list-style-type: none"> - N/A
Non planning option:	<ul style="list-style-type: none"> - Improve character through the public realm, not just private realm. - The streets form an important part of neighbourhood character. Miners Rest features wider street reserves, with space for greater targeted street tree planting to grow over time and improve paths. - Control over streets mostly sits with City of Ballarat except Howe Street, which is VicRoads controlled. 	<ul style="list-style-type: none"> - N/A

1.7: Safeguarding Ballarat Airport

The protection of the functional operation of Ballarat Airport is an extremely important consideration for the Miners Rest Township Plan, particularly as it relates to potential development.

To provide planning policy context, the Ballarat Planning Scheme already identifies via Clause 21.09 Local Areas that Miners Rest has significant constraints on development, such as flood prone land and airport flight paths. With reference to the Ballarat Airport, this clause includes the following relevant strategy:

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

Clause 21.08-2 Ballarat Airfield is a relevant consideration in that it states:

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

Clause 21.08-2 Ballarat Airfield also includes an objective: *To provide for the continued operation and future upgrade of the Ballarat Airfield*, in addition to the following strategies:

Strategies

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

At the Planning Policy Framework Level, the protection of airports as economic and transport infrastructure is addressed at Clause 18.04 Airports, and highlights that planning decisions must consider as relevant the National Airports Safeguarding Framework (Nov. 2016) (NASF), with the scope and influence of this framework being addressed later in the report.

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.

Clause 17 of NASF sets out the assessment criteria which is quoted in full below:

Clause 17. It is important that consideration be given to the application of the following approach to land use planning:

i. no new designations or zoning changes that would provide for noise sensitive developments within a 20 ANEF where that land was previously rural or for non urban purposes (in keeping with AS2021).

ii. Zoning for noise-sensitive development be avoided where ultimate capacity or long range noise modelling for the airport indicates either:

- *20 or more daily events greater than 70 dB(A);*
- *50 or more daily events of greater than 65 dB(A); or*
- *100 events or more daily events of greater than 60 dB(A).*

iii. Zoning for noise-sensitive development should take into account likely night time movements and their impact on residents' sleeping patterns. For example, where there are more than 6 events predicted between the hours of 11pm to 6am which create a 60 dB(A) or greater noise impact, measures for aircraft noise amelioration and restriction on noise sensitive development may be appropriate.

At this point it is important to make the distinction between N contours (or Number Above Contours) and ANEF contours, noting that it is ANEF contours which are translated into Airport Environs Overlays (AEO). For example, AEO1 and AEO2 apply to land on and surrounding the Ballarat Airport, which according to the purpose of this overlay seeks:

To identify areas which are or will be subject to high levels of aircraft noise, including areas where the use of land for uses sensitive to aircraft noise will need to be restricted.

To ensure that land use and development are compatible with the operation of airports in accordance with the appropriate airport strategy or master plan and with safe air navigation for aircraft approaching and departing the airfield.

To assist in shielding people from the impact of aircraft noise by requiring appropriate.

noise attenuation measures in new dwellings and other noise sensitive buildings.

To limit the number of people residing in the area or likely to be subject to significant levels of aircraft noise.

Yet, in practical terms, only a small area of land within Miners Rest is affected by AEO2, which on face value gives the impression that potential aircraft noise is not a major consideration, and ignores the need for an assessment of noise based on N contours. Furthermore, the current AEO1 & AEO2 are based on an ANEF contour prepared in 2004 which considered a 400 metre extension to the southern end of the north/south runway, to make it 1,645 metres long, which in reality has never been built.

In being specifically differentiated from ANEF contours, N contours implements an alternative noise measure which can be used in strategic planning decisions, where there is potential for future communities to be unnecessarily exposed to aircraft noise, which most readily applies to proposals to rezone land to facilitate more intensive residential development within airport environs.

The DELWP website on the N contours further clarifies their role and use within strategic planning decisions:

N Contours indicate potential noise exposure where the noise level from a single aircraft exceeds 60dB(A), 65dB(A) or 70dB(A) per day, as opposed to the annual average approach that informs the application of ANEF Contours. Where N contours exist, they should be examined when considering strategic planning proposals near airports. This is additional to the ANEF contours, which remain the metric applied in Victoria for statutory planning purposes through the Airport Environs Overlay.

To assist in understanding the impacts of aircraft noise, 60 dB(A) is the sound pressure level at which noise events may become intrusive to speech and hence may interfere with activities like telephone conversations and watching the TV (assuming no noise attenuation).

To further understand the potential noise impacts associated with the future or potential functional operations of Ballarat Airport, N contour projections were been prepared on behalf of Council in 2010 and 2018.

In order to relate this work to the potential aircraft noise impacts over land within Miners Rest, N contours referenced within assessment criteria of Clause 17 of the Framework Plan have been spatially mapped on the plan illustrated over the page. Mapped analysis elements of this plan includes:

- 2010 N60 (100 events per day)
- 2010 N70 (20 events per day)
- 2018 N60 (100 events per day)
- 2018 N65 (50 events per day)
- 2018 N70 (20 events per day)
- Existing Airport Environs Overlays AEO1 & AEO2.
- Existing Design & Development Overlays DDO17 & DDO18.

Based on the mapped N contours, it clearly illustrates that land within Miners Rest would be affected by aircraft noise from the 2010 N70 contour and the 2018 N65 and 2018 N70 contours. In accordance with Clause 17 of NASF, the affected land is not considered suitable to accommodate sensitive land uses and should therefore not be considered to be rezoned for such purposes.



Miners Rest Township Plan

Potential Aircraft Noise

Legend

- Study area
- Township boundary
- Proposed subdivision
- Freeway noise
- Existing AEO1 (ANEF25)
- Existing AEO2 (ANEF20)
- Existing DDO17
- Existing DDO18
- 2010 N60 Contour - 100 events per day
- 2010 N70 Contour - 20 events per day
- 2018 N60 Contour (merged) - 50 events per day
- 2018 N65 Contour (merged) - 50 events per day
- 2018 N70 Contour (merged) - 20 events per day



Clauses 16, 17 & 18: National Airports Safeguarding Framework
Guideline A: Measures for Managing Impacts of Aircraft Noise

16. **Rezoning of greenfield areas to permit noise sensitive uses**
 This section applies where the introduction of new noise-sensitive uses is under consideration in areas that are predominantly rural or non-urban, including specifically identified urban boundary areas. This section does not apply to existing urban areas which have been developed.

17. **It is important that consideration be given to the application of the following approach to land use planning:**

18. **The above approach could be used as additional guidance by strategic planners and weighed along with other relevant strategic considerations.**

Note: noise sensitive uses are residential, education establishments, offices, hospitals, aged care, churches, religious activities, theatres, cinemas, recording studios, court houses, libraries and galleries as specified as a noise sensitive developments in AS2021 (see table 2.1 and 3.3)

Project Ref: 2017.085
 Dwg No.: UDD-014
 Scale: N.T.S.
 Date: 21.11.2018
 Revision: B

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

Figure 2 Potential Aircraft Noise Boundary Analysis (aerial)

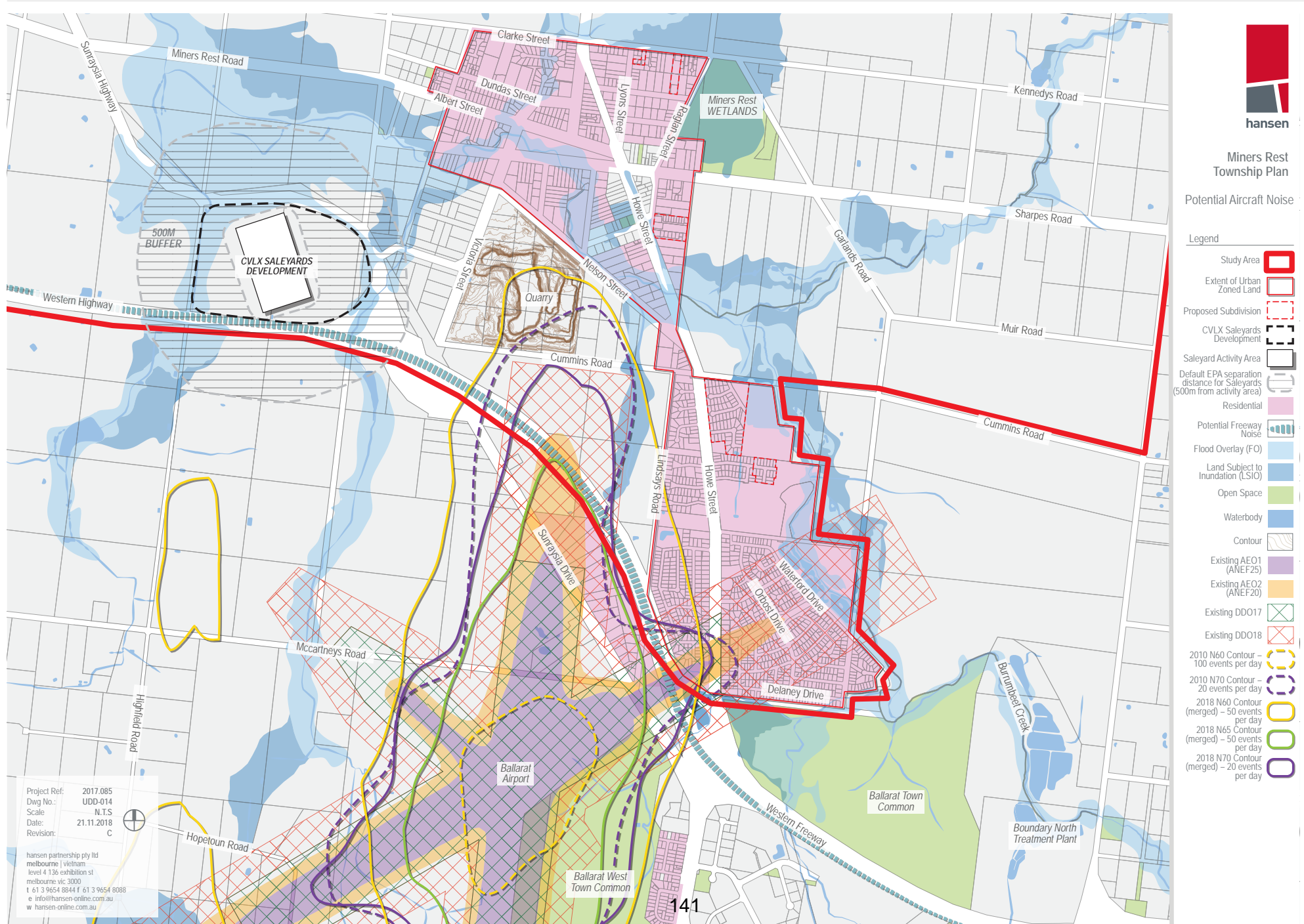


Figure 3 Potential Aircraft Noise Boundary Analysis (zone & overlay)

However it is acknowledged that there are unknowns and uncertainties surrounding the extent of land within Miners Rest that may be affected by aircraft noise impacts, which stems from the assumptions which have underpinned the preparation of the 2010 and 2018 N contours. Such assumptions and implications are briefly outlined:

- The 2010 N contours were based on considering a 400 metre extension to the southern end of the north/south runway to make it 1,645 metres long, however to date, this has not been built.
- The 2018 N contours were based on considering two options to extend the north/ south runway to 2,000 metres, although it is not certain that this runway extension will proceed.

The critical observation to make regarding the N contours conducted in 2010 & 2018 was in both instances the underlying assumption that the existing north/ south runway would have some form of extension at its southern end - i.e. at the furthest point away from Miners Rest. In both scenarios, it would allow planes to commence take off further away to the south, and be airborne quicker and therefore be higher over Miners Rest once in flight, which in practical terms functions to reduce noise impacts/ N contours.

However it is highlighted that N contours for the existing shorter runway of 1,245 metres have not been completed, and therefore the extent of noise impacts based on the current and future activities of the airport without a runway extension is not known. Without this technical analysis it assumed that noise impacts over Miners Rest are likely to be greater than illustrated via the 2010 & 2018 N contours. This is based on a shorter runway length, where planes would commence closer to Miners Rest, and be airborne, later and therefore lower over Miners Rest once in flight, which in practical terms would be highly likely to increase noise impacts/ N contours.

Furthermore, while the 2010 & 2018 N contours are useful in providing an indication of land potentially impacted by aircraft noise, they however do not address all potential future scenarios for Ballarat Airport which would allow a 'potential maximum' N contour scenario to be devised. In the absence of 'potential maximum' N contours being prepared, there remains uncertainty regarding the extent of land within Miners Rest affected by potential aircraft noise.

It is anticipated that a 'potential maximum' N contour scenario would address the following matters:

- Existing runway length/s.
- 400 metre extension of north/south runway to 1,645 metres.
- north/south runway at 1,800 metres (current maximum runway length contemplated by the Masterplan).
- Two options to extend the north/ south runway to 2,000 metres.

Once such a 'potential maximum' N contour analysis is undertaken, Council would have clarity around the full extent of future noise impacts over Miner Rest, which would be critical in informing whether land is potentially suitable for sensitive land use. In this context, Clause 18.04 Airports of the PPF and Clause 17 of NASF remains a critical consideration in determining the suitability (or otherwise) of land under airport flightpaths within Miners Rest for sensitive land uses (including residential).

Further discussions of how the above has informed the consideration of new residential development is addressed under the specific heading of: Assessment of Potential Locations for Residential Subdivision.

1.8: Protection of Farming/ Agricultural Activity

The protection and support of rural land use and activity on Farming Zone (FZ) land surrounding Miners Rest to the east, north-east and 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.

The application of the Farming Zone (FZ) to land surrounding the urban areas of Miners Rest provides a degree of protection to farming and agricultural activity, noting the listed purposes to the Farming Zone (FZ) are:

- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Additionally, the Farming Zone (FZ) dictates that the minimum subdivision size of 40 hectares; and for a dwelling to be 'as of right' that land must be at least 40 hectares.

The existing Farming Zone (FZ) controls function in combination with existing state level planning policies and local level policies (such as Clause 21.05: Natural Resource Management and Clause 22.06: Rural Dwellings and Subdivision), which provide support for ongoing protection and support of rural land use and activity.

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

- *To ensure that productive agricultural land remains available for agricultural resource use.*
- *Prevent the encroachment of urban land use and development into areas of productive agricultural land.*

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

Relevant objectives of Clause 22.06 for Miners Rest include:

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

It is considered that the Local policies of Clause 21.05 and 22.06 in combination with the existing Farming Zone (FZ) controls provides ample support against speculative applications which seek to rezone and further subdivide land for 'rural lifestyle' type land use. On this basis no recommendations are being made regarding additional farming related controls being implemented to protect farming and agricultural activity.

However, while it not recommended for any new farming and agricultural controls to be implemented, 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.

Beyond the commentary above, one area of land which has come under particular pressure for rezoning to 'rural lifestyle' purposes is the area of Farming Zone (FZ) land broadly bounded by Sharpes Road, Gillies Road, Cummins Road and Howe Street. Allotments within this area generally range in size from approximately 2 to 10 hectares, which is noted to be well below the current minimum allowable subdivision size of 40 hectares. Accordingly, the current subdivision pattern indicates the majority of these properties are already being used for de-facto 'rural lifestyle' use.

However, this current pattern of land usage does not in of itself automatically justify rezoning to either the Rural Living Zone (RLZ) or Low Density Residential Zone (LDRZ) in order to legitimize the existing 'rural lifestyle' use. Furthermore, any such potential rezoning would create opportunity for further subdivision of this land, which would have the potential to create increased land use conflicts with the equestrian activities within the adjacent Dowling Forest Precinct.

Contextually, this area of Farming Zone (FZ) land is located immediately to the south of Special Use Zone (SUZ13) which relates to the Dowling Forest Precinct which functions to support thoroughbred horse training facilities. Accordingly, the existing Farming Zone (FZ) bounded by Sharpes Road, Gillies Road, Cummins Road and Howe Street, by virtue of its close proximity to the Dowling Forest Precinct, has the potential to accommodate equestrian relates activities to support the growth and development of the equestrian industry in Miners Rest.

Further to the above, the Rural Land Use Strategy was clear in its findings that no further areas were recommended to be rezoned Rural Living Zone (RLZ). It was clear in its finding that:

- *“Although much of the area performs as rural residential it is difficult to justify rezoning the entire area to Rural Living Zone” (page 62).*

- *“No further areas are recommended to be rezoned Rural Living Zone as part of this strategy. It is considered that given the extent of existing vacant RLZ land there is no justification for further RLZ at this time. It is important to note that from a regional perspective the land zoned RLZ in Golden Plains Shire directly south of Ballarat’s municipal border forms part of a regional supply of rural residential land to Ballarat (page 78).*

As there is already an abundance of land zoned for Rural Living (RLZ), the need for further allocation of land would need to be identified through a settlement strategy. In addition to matters of identified oversupply of Rural Living Zone (RLZ) land, the land in question has noted flood and inundation impacts from Burrumbeet Creek, accommodates a wider water catchment role, and by maintaining land within the Farming Zone (FZ), there is potential for land consolidation and for the land to be brought back into active farming and agricultural use.

1.9: Protection and Support of 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 zoning controls and strategic planning policies within the Ballarat Planning Scheme. This is noted to have already been implemented by Council through the application of the Special Use Zone (SUZ13) within the Dowling Forest Precinct which functions to support thoroughbred horse training facilities.

Other potential additional ways to protect and support the equine industry includes:

- Seeking to address existing vehicle/ equine conflicts along Kennedys Road through physicals treatments and separations (it is understood that some specific designs for this is currently being investigated by Council).
- Lobbying VicRoads to have road speed limits along Kennedys Road reduced so as to appropriately to address equine safety.
- Working with the racing industry to develop a series of assistance programs or systems with a view to supporting the equine industry/ Dowling Forest Precinct and the establishment of associated supporting businesses.

- Identifying and acknowledging that farming zone land surrounding Miners Rest should be maintained and protected for farming, agricultural activity, including potentially equestrian related activity.
- Celebrate the equine industry through an equestrian related monument within the town centre and / or equine themed installations across the public realm.

In addition to the above, Council have commissioned HillPDA Consulting to prepare a Dowling Forest Precinct Property Market Review and Options Analysis. The project will review the property market in the Dowling Forest Precinct, in the context of thoroughbred industry sector activity in the vicinity of the Ballarat Turf Club, focusing on trends in the land zoned for Special Use and Farming.

Depending on the findings and conclusions of this work, further modifications may be recommended to be made to the suite of existing planning scheme polices and controls.



1.10: Ballarat's Northern Growth Area

The Ballarat Strategy and Clause 21.02-4 Greenfield Investigation Areas is a relevant consideration to the consideration of potential growth and development within Miners Rest.

This Clause nominates that the Ballarat West Growth Area is the primary greenfield development area for Ballarat, but also designates four medium to long-term Greenfield Investigation Areas (GIA's) which requires a more detailed feasibility assessment to determine the preferred future growth area for Ballarat. In this context, it is highlighted that the Northern GIA is located immediately adjacent to the east of newer parts of Miners Rest, namely the Macarthur Park Estate subdivision.

A separate feasibility and ranking assessment of the four GIA's identified in Clause 21.02-4 Greenfield Investigation Areas is currently being undertaken. Should those investigations determine that the Northern GIA is the preferred future growth corridor for Ballarat, it will be important for future development of that land to acknowledge the context of Miners Rest as a separate, standalone township, and for the design and interface treatment within the Northern GIA to respect and reinforce the setting and role of Miners Rest.

Should future residential development be recommended to be facilitated within the Northern GIA, the intention would be for the Northern GIA to be designed to be separate and standalone from the Miners Rest. However, of relevance, is that approximately half of Northern GIA is located within the postcode area of Miners Rest.

Although the 'Miners Rest' section of the Northern GIA has been formally excluded from the Miners Rest Township Plan Study Area, technically speaking if this land is deemed appropriate accommodate residential development in future, by virtue of its close proximity to Miners Rest, in practical terms it would function to meet future localised residential land demands.

In this context any potential land development within the Northern GIA would function to broadly support Miners Rest, and would incidentally support the Miners Rest land supply and demand analysis outlined within this report.

A recommendation of the Miners Rest Township Strategy which is relevant to the NGIA, is that its northern boundary along Cummins Road should be reviewed as part of any further investigations into the NGIA. Such a review would function to consider issues of:

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

1.11: Assessment of Potential Locations for Residential Subdivision

In building upon the various land use and development considerations outlined previously within this report, the Township Plan has undertaken a high level spatial assessment of whether there are logical and appropriate locations within or surrounding the town which could accommodate future residential subdivision.

It should be clearly understood that this assessment has not been undertaken from a perspective of strategically needing to nominate future growth within the town, as the land supply and demand analysis has identified that there is in order of 12.5 years of land supply available within Miners Rest. Rather this assessment has been undertaken to further consider whether Miners Rest has opportunity to further grow in future, when land demand necessitate it, and if so, where might such residential growth be located.

In undertaking such a spatial assessment, the following considerations are highly influential factors and have formed the basis of the assessment:

- Whether it would assist in consolidating and connecting the northern and southern sections of the established township area.
- Whether it would result in further linear 'ribbon' development or further 'sprawl' at the outer edges of the township.
- Whether it would impact on landscapes of noted and valued character.
- Whether it would impact on existing or potential rural farming, agricultural, equine land use and activity.
- Whether it would potentially create land use conflicts with the Dowling Forest Equine Precinct.

- Whether it would place sensitive land uses within proximity of existing land uses with the potential to cause amenity impacts, such as the northern wastewater treatment plant, Ballarat Airport, Western Freeway and Central Victoria Livestock Exchange.
- Whether there are significant flora & fauna considerations.
- Whether there are any land contamination/ environmental issues.
- Whether there are topographic or geotechnical considerations/ issues.
- Whether there are natural disaster risks (including flood & fire).
- Whether there is good access to existing community infrastructure.
- Whether the land can be readily serviced with required infrastructure (power, gas, water, reticulated sewerage etc.).

In considering this range of influential factors, they have been spatially mapped on the following diagram. The conclusion of this exercise has revealed a series of significant development constraints which apply to Miners Rest, and which effectively diminish many avenues for new greenfield development within the township. However this should not be a significant surprise, as this conclusion is noted to effectively reflect Clause 21.09-5 which already identifies that Miners Rest is subject to significant development constraints, including flooding and aircraft flight paths.

To further explore the spatial analysis and why the assessment has excluded certain areas from being considered appropriate for residential development, the following is highlighted:

- Potential residential development to west of Miners Rest (i.e. west of Victoria Street) was discounted on the basis of identified flooding impacts, as well as proximity to the Central Victoria Livestock Exchange. For assessment purposes, the 'default' 500m EPA separation distance has been spatially applied from the saleyards 'activity area' boundary to ensure that sensitive land uses do not encroach on this existing facility.
- Potential residential development to the east of Howe Street was discounted on the basis of
 - Impacting on open rural landscape views;
 - Impacting on the potential use of the land for rural, agricultural or equine related activity;
 - Potentially creating future land use conflict with activities associated with the Dowling Forest Precinct;
 - Existing identified flooding impacts; &
 - Area of potential Aboriginal cultural sensitivity associated with Burrumbeet Creek.

- Potential residential development in the west to north west arc at the northern edge of the town was discounted on the basis of:
 - Existing identified flooding impacts;
 - Causing further fragmentation and ribbon based sprawl of the existing township;
 - Impacting on open rural landscape views;
 - Impacts on potential for rural and agricultural based activity; &
 - Potential to create future land use conflict with activities associated with the Dowling Forest Precinct.
- Potential residential development to the east of Macarthur Park Estate is outside of the Miners Rest Township Plan study area, and is being considered as part of a separate strategic planning exercise. However of relevance, initial considerations of that project have identified the need to maintain the character of Miners Rest as a standalone township.

Investigation Area Precinct

Beyond the areas outlined above, there is an area of land which has been identified as an 'Investigation Area Precinct', which is broadly bounded by Nelson Street, Lindsay Road, Western Freeway and Victoria Street. 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 section, constituting land to the north of Cummins Road and land to the south.

The area to the north of Cummins Road includes the recently rehabilitated quarry site, while the land to the south of Cummins Road constitutes a large rural land holding which extend through to the Western Freeway to the south and Lindsays Road to the east.

Generally speaking, there are both positive and negative issues to consider as part of the assessment of whether this land may be appropriate for residential development. A range of these positive and negative considerations are outlined for discussion.

Land to the north of Cummins Road (former quarry)

Positives

- The land is located between the 'old' and 'new' parts of Miners Rest and would assist in connecting and consolidating the two halves of the town.
- The land is broadly 'hidden' from open viewed vistas along major roads, and any potential development of this land would be less obvious and visible.
- Although located within the Farming Zone (FZ) it has limited potential for rural or agricultural activity due to landform and former quarry pits/ lakes.
- Would create a different housing product within Miners Rest due to elevated position and could include pedestrian links to the town centre via Creek Street.
- The development could ensure the quarry lakes are part of an informal open space network within Miners Rest.
- The development could create a defined edge to the town along the east side of Victoria Street.

- Land north of Cummins Road, east of the quarry lake could potentially be designated as a secondary option/ location for a local level active sports facilities hub.

Negatives

- Parts of the site may be impacted by aircraft noise, which would not comply with the assessment criteria for assessment of sensitive residential development (i.e. Clause 17 of the National Airports Safeguarding Framework).
- Further work is required to be undertaken to determine a 'potential maximum' N contour analysis to provide clarity around the full extent of future noise impacts, which would be critical in informing whether land is potentially suitable for sensitive land use.

Based on this analysis, subject to the extent of potential aircraft noise being fully understood, this land is considered to have potential to accommodate future residential development.

Land to the south of Cummins Road (rural land)

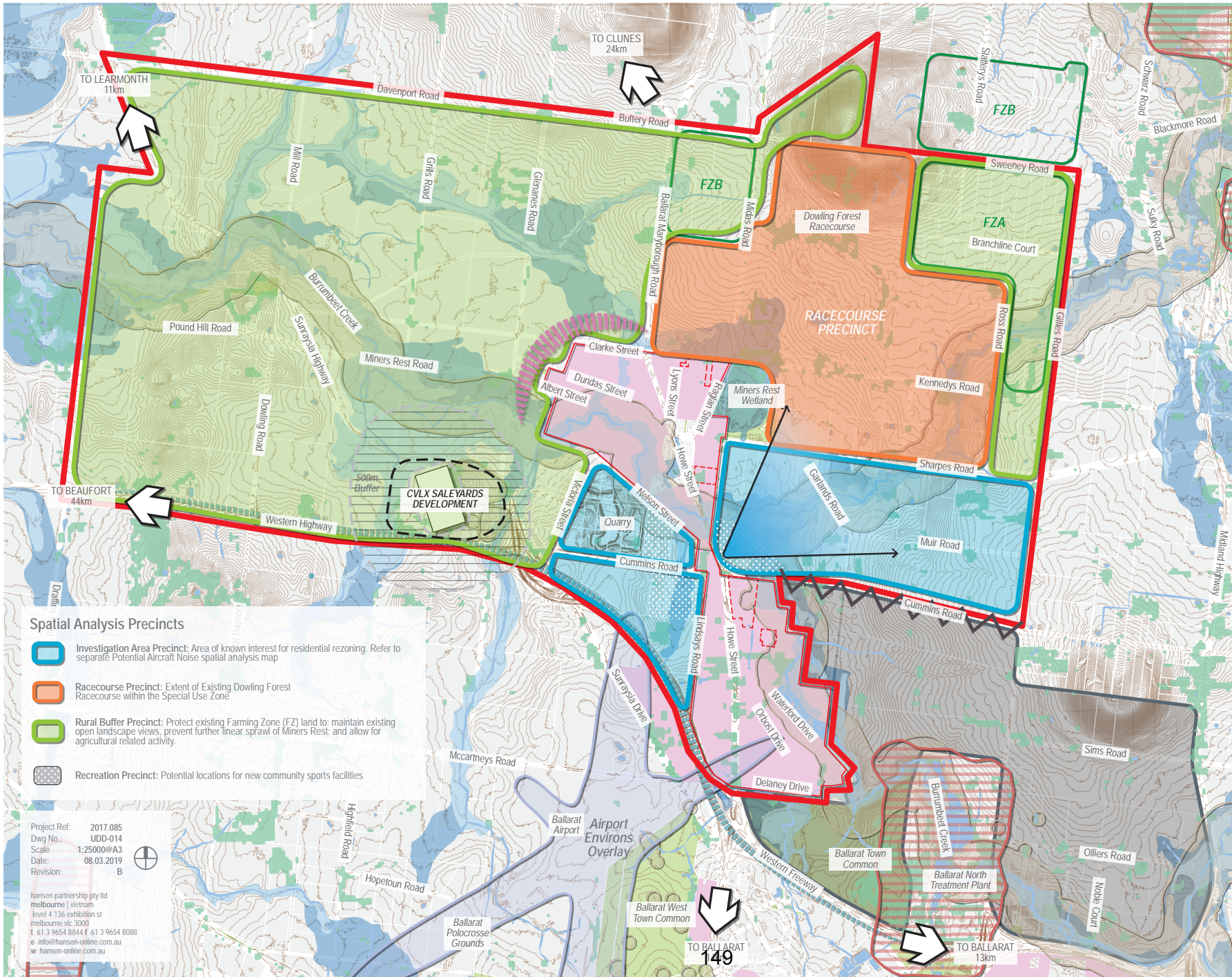
Positives

- The land is located between the 'old' and 'new' parts of Miners Rest and would assist in connecting and consolidating the two halves of the town.
- The land is broadly 'hidden' from open viewed vistas along major roads, and any potential development of this land would be less obvious and visible.



Miners Rest Township Plan
Spatial Analysis

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



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

Project Ref: 2017.085
 Dwg No.: UDD-014
 Scale: 1:25000@A3
 Date: 08.03.2019
 Revision: B

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

Figure 4 Miners Rest Township Plan (Spatial Analysis)

Negatives

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

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

Investigation Area Precinct: former quarry

Commentary, guidance & proposed Statutory Assessment Framework

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

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

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

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

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

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

Investigation Area: Land Capability Assessment

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

- Unlike surrounding land within the study area, the majority of the identified land is unaffected by the Flood Overlay (FO) with only a small section affected to the north of Cummins Road which has been removed from the assessment due to the identified flood constraints.
- A section of the land south of Cummins Road is located within the Land Subject to Inundation Overlay (LSIO) due to a shallow overland flow path. However it is understood that this current water inundation can be addressed through an engineered solution (underground piping or WSUD treatment).
- The land is not located within a Bushfire Management Overlay (BMO) (although for clarity the wider region including the entire township is located within is noted to be a designated bushfire prone area).
- Part of the northern section of the quarry site is located within an area of Aboriginal Cultural Heritage Sensitivity, relating to land within 200 metres of the Burrumbeet Creek. Should building and works be proposed within this area, it would require a Cultural Heritage Management Plan to be prepared.
- The identified land is located a sufficient distance away from the Central Victoria Livestock Exchange and Ballarat Wastewater Treatment Plant as potential odour sources.
- Noise emissions from the Western Freeway to the southwest can be addressed through relevant VicRoads policies relating to noise abatement measures capable of regulating such noise.
- The land is generally cleared of native vegetation due to its use for agricultural purposes or as a quarry in the past. An assessment of existing Ecological Vegetation Classes indicates that there is a small number of confined areas containing Plains Grassy Woodland which is listed in the endangered category of the Environmental Protection and Biodiversity Conservation Act 1999.
- Powercor have advised that they have high voltage assets in the area, and extend along Victoria Street and Cummins Road adjacent to the investigation area (advice via email 28 May, 2018).
- Downer have advised that a 125mm high pressure gas main is located along Howe Street, (and extending partially into Cummins Road and Creek Street), and could be extended to service a potential residential development to the west (advise via email 25 May, 2018).
- AusNet Services have indicated that there was supply issues in Minors Rest approximately 2 years ago, however based on the 125mm HP main extended in 2016 which it has increased capacity, and supply can be provided (advice via email 05 June, 2018).
- Telstra have advised that for any proposed development, the developer will be responsible to arrange such infrastructure (advise provided via email 11 June, 2018).
- Although it was not possible to obtain technical advice on the ability of the land to be serviced with the NBN, it is assumed that once the NBN mainline is provided within Miners Rest, that it will be a matter of the developer connecting the land to trunk network.

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

Positives

- The area currently offers people an opportunity to live or own land in an attractive rural setting on 'rural lifestyle' allotments, despite being within the Farming Zone (FZ).
- Is located between the 'old' and 'new' parts of Miners Rest and could assist in connecting and consolidating the two halves of the town.
- Has a specific relationship/ interface with the Northern Growth Investigation Area (NGIA) to the south.
- Could provide of linear pedestrian connections with the proposed Burrumbeet Creek trail.
- Currently acts as an important buffer between the existing town and the Dowling Forest Precinct, which will continue to be important as the planning and potential development of the northern growth front proceeds.

Negatives

- The land is within an open landscape setting, which could impact on wider views surrounding the township from select vantage points.

- This land would not logically be developed in isolation, with its urban potential only being linked with the potential future development of the NGIA.
- Part of the area is flood prone and is covered by a Water Catchment overlay (ESO3) which restricts the density of dwellings and subdivision.
- Some of the area is still actively farmed and contains some lots that may have potential over the long term for ongoing farming (particularly through consolidation).

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

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

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

Central Highlands Water

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

“ Water

- *CHW has adequate water resources for the overall estimated growth in Ballarat for the next circa 30 years and our water treatment plants have capacity to supply the anticipated growth of Ballarat for the next circa 20 years;*
- *The water network, specifically for this area, is however currently at capacity and Miners Rest has limited trunk water infrastructure;*
- *To supply a future residential development of this magnitude would trigger a significant upgrade to the local trunk water supply system and to upstream network assets;*
- *Any planning for this site should be undertaken, taking into consideration the timing, extent and growth rate of the Northern Greenfield Investigation Area (GIA) contained within the Ballarat Planning Scheme;*
- *CHW has no current plans or budgets for providing additional capacity to cater for significant growth in Miners Rest at this stage;*
- *Significant developer contributions towards trunk augmentation works could be triggered depending upon the timing of any future development of the site; and*

- *Significant internal reticulation works would also be required to supply the development of the site;*

Sewer

- *CHW’s sewerage servicing strategy for Miners Rest is based on the land zoned Residential and there is currently no spare capacity for a development of this magnitude;*
- *CHW has plans to manage infill development within the current residential zoned land for Miners Rest and to optimise the operation of the sewerage network;*
- *Should this development be confirmed it would trigger a review of the Miners Rest Sewerage Strategy that would include the requirement for significant upgrades to infrastructure, including the Ballarat North Water Reclamation Plant;*
- *As CHW has no plans or budgets for these upgrade works, in order for the development to proceed, the developer/s would be required to meet / contribute to the augmentation works – if feasible;*
- *Any planning for this site should be undertaken, taking into consideration the timing, extent and growth rate of the Northern Greenfield Investigation Area (GIA) contained within the Ballarat Planning Scheme;*

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

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

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



Miners Rest Quarry Rehabilitation

2: Land-use & Development

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

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

2.1: Commercial Development/ Creation of Town Centre

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

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

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

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

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

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

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

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

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

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

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

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

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

2.2: Population Growth and Community Facilities

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

The specific objectives of the community infrastructure assessment were to:

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

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

Open, Trails & Cultural Interpretation

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

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

Recreation

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

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

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

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

Early Years Services

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

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

Neighbourhood Houses

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

Community Meeting Spaces and Community Centres

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

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

Library Services

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

Education

Primary Education

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

Secondary Education

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

Health

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

Residential Aged Care

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

2.3: Redevelopment of Miners Rest Primary School

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

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

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

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

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

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

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

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

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

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

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

2.4: Potential Sports Facilities Hub

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

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

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

With regard to whether Miners Rest is a suitable location for

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

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

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

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

realm.

- Is the land large enough and in single ownership.
- Is a low level of vegetation removal required.
- Are there linkages to other areas of passive or unstructured physical activity.

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

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

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

Preferred location of active sports facilities hub

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

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

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

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



Figure 5 preferred site for an active sports facilities hub

Option 2 location of active sports facilities hub

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

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



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

Option 3 location of active sports facilities hub

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

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

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

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



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

2.5: Potential Co-located Facilities at Existing School Site

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

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

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

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



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

3: Planning Policy Summary

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

CLAUSE 11: SETTLEMENT

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

CLAUSE 11.01 VICTORIA

Clause 11.01-1S Settlement

Objective

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

Strategies

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

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

CLAUSE 11.02 MANAGING GROWTH

Clause 11.02-1S Supply of urban land Urban Growth

Objective

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

Strategies

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

Clause 11.02-2S Structure Planning

Objective

- To facilitate the orderly development of urban areas.

Strategies

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

CLAUSE 11.03 PLANNING FOR PLACES

Clause 11.03-1S Activity Centres

Objectives

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

Strategies

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

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

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

Clause 11.03-6S Regional and local places

Objective

- To facilitate integrated place-based planning.

Strategies

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

CLAUSE 12 ENVIRONMENTAL & LANDSCAPE VALUES

Clause 12.01-1S Protection of biodiversity

Objective

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

Strategies

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

Clause 12.01-2S Native vegetation management

Objective

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

Strategies

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

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

CLAUSE 12.03 WATER BODIES AND WETLANDS

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

Objective

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

Strategies

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

CLAUSE 12.05-2R Landscapes - Central Highlands

Strategy

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

CLAUSE 12.05 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES

Clause 12.05-2S Landscapes

Objective

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

Strategies

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

CLAUSE 13 ENVIRONMENTAL RISKS AND AMENITY

CLAUSE 13.01 CLIMATE CHANGE IMPACTS

Clause 13.01-1S Natural hazards and climate change

Objective

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

Strategies

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

CLAUSE 13.02 BUSHFIRE

Clause 13.02-1S Bushfire planning

Objective

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

Strategies

Protection of human life

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

CLAUSE 13.03 FLOODPLAINS

Clause 13.03-1S Floodplain management

Objective

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

Strategies

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

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

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

Strategies

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

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

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

Strategy

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

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

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

Strategies

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

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

- To encourage sustainable agricultural land use.

Strategies

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

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

CLAUSE 14.02 WATER

Clause 14.02-1S Catchment planning and management

Objective

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

Strategies

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

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

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

Clause 15.01-2S Building design

Objective

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

Strategies

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

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

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

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

Strategies

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

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

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

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

Strategies

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

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

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

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

Strategies

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