

Negatives

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

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

Rest Township Plan.

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

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

Investigation Area Precinct: former quarry**Commentary, guidance & proposed Statutory Assessment Framework**

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

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

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

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

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

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

Investigation Area: Land Capability Assessment

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

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

to be a designated bushfire prone area).

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

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

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

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

Positives

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

- 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 northern growth area. Therefore its urban potential should be further assessed as part of a review of the northern boundary of the northern growth area located along Cummins Road. Such a review would function to consider issues of:

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

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

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

Central Highlands Water

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

“ Water

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

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

Sewer

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

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

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

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

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



Miners Rest Quarry Rehabilitation

2: Land-use & Development

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

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

2.1: Commercial Development/ Creation of Town Centre

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.2: Population Growth and Community Facilities

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

The specific objectives of the community infrastructure assessment were to:

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

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

Open, Trails & Cultural Interpretation

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

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

Recreation

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

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

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

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

Early Years Services

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

Neighbourhood Houses

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

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

Community Meeting Spaces and Community Centres

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

Library Services

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

Education

Primary Education

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

Secondary Education

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

Health

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

Residential Aged Care

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

2.3: Redevelopment of Miners Rest Primary School

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

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

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

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

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

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

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

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

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

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

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

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

2.4: Potential Sports Facilities Hub

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

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

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

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

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

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

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

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

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

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

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

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

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

Preferred location of active sports facilities hub

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

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

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

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



Figure 5 preferred site for an active sports facilities hub

Option 2 location of active sports facilities hub

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

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



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

Option 3 location of active sports facilities hub

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

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

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

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



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

2.5: Potential Co-located Facilities at Existing School Site

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

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

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

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



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

3: Planning Policy Summary

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

CLAUSE 11: SETTLEMENT

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

CLAUSE 11.01 VICTORIA

Clause 11.01-1S Settlement

Objective

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

Strategies

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

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

CLAUSE 11.02 MANAGING GROWTH

Clause 11.02-1S Supply of urban land Urban Growth

Objective

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

Strategies

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

Clause 11.02-2S Structure Planning**Objective**

- To facilitate the orderly development of urban areas.

Strategies

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

CLAUSE 11.03 PLANNING FOR PLACES**Clause 11.03-1S Activity Centres****Objectives**

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

Strategies

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

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

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

Clause 11.03-6S Regional and local places**Objective**

- To facilitate integrated place-based planning.

Strategies

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

CLAUSE 12 ENVIRONMENTAL & LANDSCAPE VALUES

Clause 12.01-1S Protection of biodiversity

Objective

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

Strategies

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

Clause 12.01-2S Native vegetation management

Objective

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

Strategies

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

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

CLAUSE 12.03 WATER BODIES AND WETLANDS

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

Objective

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

Strategies

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

CLAUSE 12.05-2R Landscapes - Central Highlands

Strategy

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

CLAUSE 12.05 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES

Clause 12.05-2S Landscapes

Objective

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

Strategies

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

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

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

Strategies

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

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

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

Strategies**Protection of human life**

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

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

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

Strategies

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

CLAUSE 13.04 SOIL DEGRADATION

Clause 13.04-1S Contaminated and potentially contaminated land

Objective

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

Strategies

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

CLAUSE 13.05 NOISE

Clause 13.05-1S Noise abatement

Objective

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

Strategy

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

CLAUSE 14.01 AGRICULTURE

Clause 14.01-1S Protection of agricultural land

Objective

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

Strategies

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

Clause 14.01-2S Sustainable agricultural land use

Objective

- To encourage sustainable agricultural land use.

Strategies

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

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

CLAUSE 14.02 WATER

Clause 14.02-1S Catchment planning and management

Objective

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

Strategies

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

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

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

Clause 15.01-2S Building design

Objective

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

Strategies

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

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

Clause 15.01-4S Healthy neighbourhoods

Objective

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

Strategies

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

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

CLAUSE 15.01 BUILT ENVIRONMENT

Clause 15.01-1S Urban design

Objective

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

Strategies

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

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

Clause 15.01-5S Neighbourhood character

Objective

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

Strategies

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

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

- To ensure development respects valued areas of rural character.

Strategies

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

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

- To ensure the conservation of places of heritage significance.

Strategies

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

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

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

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

Strategies

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

CLAUSE 16 HOUSING

Clause 16.01-5S Rural residential development

Objective

- To identify land suitable for rural residential development.

Strategies

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

Clause 16.01-3S Housing diversity

Objective

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

Strategies

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

Clause 16.01-2S Location of residential development

Objective

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

Strategies

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

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

- To promote a housing market that meets community needs.

Strategies

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

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

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

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

- To strengthen and diversify the economy.

Strategies

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

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

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

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

Strategies

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

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

CLAUSE 18 TRANSPORT

CLAUSE 18.01 INTEGRATED TRANSPORT

Clause 18.01-1S Land use and transport planning

Objective

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

Strategies

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

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

Clause 18.01-2S Transport system

Objective

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

Strategies

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

Clause 18.01-2R Transport system - Central Highlands

Strategy

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

CLAUSE 18.02 MOVEMENT NETWORKS

Clause 18.02-1S Sustainable personal transport

Objective

- To promote the use of sustainable personal transport.

Strategies

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

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

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

Strategies

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

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

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

Strategies

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

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

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

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

Strategies

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

Clause 19.02-2S Education facilities

Objective

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

Strategies

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

Clause 19.02-5S Emergency services

Objective

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

Strategies

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

Clause 19.02-6S Open space

Objective

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

Strategies

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

3.1: Municipal Strategic Statement

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

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

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

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

Settlement and Housing

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

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

Environmental and Landscape Values

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

Environmental Resilience

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

Economic Development

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

Transport and Infrastructure

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

3.2: Local Planning Policy Framework

Clause 21.02: Settlement and Housing

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

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

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

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

The following objective and strategies relate to Miners Rest:

Objective 6

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

Strategies

- 6.1 Reinforce the township atmosphere and valued local

character when managing long-term change in township areas.

- 6.2 Maintain residential development to within existing township boundary.

Clause 21.04: Environmental Resilience

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

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

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

Objective 3

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

Strategies

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

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

Application of zones and overlays

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

Clause 21.05: Natural Resource Management

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

Relevant objectives and strategies for Miners Rest include:

Objective 2

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

Strategies

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

Clause 21.07: Economic Development

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

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

Relevant objectives and strategies related to Miners Rest include:

Objective 4

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

Strategies

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

Objective 10

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

Strategies

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

Further Strategic Work

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

Clause 21.08: Transport and Infrastructure

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

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

Objective 3

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

Strategies

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

Objective 7

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

Strategies

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

Clause 21.08-2 Ballarat Airfield

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

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

Objective

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

Strategies

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

Clause 21.09: Local Areas

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

Relevant implementation strategies include:

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

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

Clause 22.06: Rural Dwellings and Subdivision

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

Relevant objectives for Miners Rest include:

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

3.3: Zones

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

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

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

3.4: Overlays

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

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

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

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

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



Figure 9 Zoning Map



Figure 10 Overlay Map

4: Background Documentation Review

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

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

- City of Ballarat, Miners Rest North Township Character, Claire Scott Planning, (2019)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The **City of Ballarat Native Vegetation Mapping and Review of the Vegetation Protection Overlay (VPO1) (2005)** develops selection criteria for the identification of significant vegetation to identify and map areas of significant native vegetation on private land within the urban area of Ballarat and immediate surrounds. The report also provides an overview of relevant legislation with regards to the protection of native vegetation, the importance of protecting native vegetation and an overview of VPO1.

The list of documents include plans related to the management of environmental assets within the municipality. The **Ballarat Biodiversity Action Plan (2016)** outlines a framework for Ballarat to protect, enhance and restore the biodiversity across the City. Miners Rest is not however located in one of the prioritised areas.

Our Living City, A discussion Paper about Greening Ballarat as an Urban Forest (2017) outlines initiatives related to increasing tree canopy coverage and living corridors based around nine key priorities. The tree canopy coverage or green areas of Miners Rest were not specifically explored as a part of this discussion paper. While no Koala habitats are located in Miners Rest, the **Comprehensive Koala Plan of Management (2006)** provides guidance on the management of these habitats.

Miners Rest Primary School, Dundas Street, Miners Rest Transport Study (2017) provides a review of the traffic, parking, pedestrian and bicycle access to Miners Rest Primary School. It is considered that there is a sufficient supply of on-street car parking to cater for future growth in student numbers and no requirement for the construction of any new off-street car parking facilities. Better management of existing car parking however is recommended.

The Ballarat Cycling Action Plan 2017-2025 (2017) seeks to provide the City of Ballarat with a network that provides a focus agenda for investment on linking destinations and providing continuous and safe cycling routes. Miners Rest is seen as a Strategic Cycling Corridor in the plan.

Ballarat Aerodrome Noise Modelling Study & Assessment of Impact on the Ballarat West Growth Area (2010) was undertaken to inform the precinct structure planning process for the Ballarat West Growth Area. While modelling is provided for the Miner Rest Township, there are no recommendations or statements made relating to Miners Rest.

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

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

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

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

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

5: Second Round Consultation Summary

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

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

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

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

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

Township Growth and Flooding

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

A summary of the main points is provided below:

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

Town Centre

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

A summary of the main points is provided below:

- Developing a vibrant town centre with increased activity received overwhelming support.
- An increased amount of footpaths and connections to the town centre was highlighted as an important element to increase the safety of the town centre. In particular, a crossing over Howe Street and connections to the school were emphasised.
- Consistency in path surfaces and plantings to make the centre look more like a town centre was noted.
- Increased commercial opportunities should be located within the town centre to assist in adding vibrancy.
- Pharmacy and doctor was considered unlikely due to 'super clinic' format with their larger required catchments.
- Creek Street has significant flooding impacts, which would affect opportunity for creation of the town centre in that location.
- Preference for a more consolidated town centre, without having to cross Howe Street (i.e. due traffic safety issues).
- Possible 'town square' concept was generally well received given the absence of any outdoor public meeting space/s.
- The IGA is currently considered as a public meeting space as it is one destination which everyone goes to as the 'heart' of town.
- A range of surrounding streets, particularly Dundas Street, are in need of new footpaths.
- Future residential growth should complement the location and creation of future town centre.
- The creation of a town centre will help minimise car trips by making cycling and walking more convenient.
- Bus stops should be integrated into the overall development of the town centre as well as new residential development.
- A shared path along Howe Street would be a positive to link the two halves of the township and integrate it with the broader Ballarat bicycle network.
- Boulevard planting along Howe Street would be a positive.
- There should be more café' and 'hang out' place for families.
- Convenient and safe access to future town centre is critical (by foot, or cars).
- There are issues surrounding the level of safety for riding or walking in the town centre due to people speeding through the town and the lack of crossings and bike paths.
- An ALDI sized commercial development would be a benefit to the town centre.
- Plants and trees within the town centre are important for the cohesion and amenity of the town centre.
- Retain village atmosphere through appropriate landscaping and urban design.

Community Facilities

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

A summary of the main points is provided below:

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

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

Equine Industry

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

A summary of the main points is provided below:

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

Historic and Natural Assets

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

A summary of the main points is provide below:

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

6: Feedback on the Draft Miners Rest Township Plan

Phase 1 - Consultation on first draft 2018

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

Survey responses and submissions

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

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

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

- Central Victoria Livestock Exchange

- Tree Lined Boulevard

Town Centre

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

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

Flood Mitigation and Burrumbeet Creek improvements

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

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

prone?

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

towards residential properties in the area. This will be tested with the next big rain event

Areas for growth and new housing

There is great community support for growth, however much concern about small block sizes that will diminish the 'country' feel of the township.

- Community members tend to support the landscape views that have been highlighted as having important character to the town and wholeheartedly support balanced development to retain this character – what is not justifiable is that only the average 700 metre square blocks are being considered to accommodate future development
- The most recent (700 m²) development is the problem that has already changed the character of the town!
- The community is supportive of land development as long as it is done correctly, meaning not impact to the creek, flow of water or existing residents, land sizes need to be kept at a respectful size (minimum suggestion of 800sqm), incorporate appropriate infrastructure for residents (e.g zone a section for a cafe), not have fences on main roads
- Suggested that the 'quarry site' together with the land presently subject to a Planning Permit application is strategically located to facilitate the achievement of the aims for the Miners Rest Township
- Residential development of the 'quarry site' may offer opportunities for the permit applicants to contribute towards a significant part, possibly all of the vital funding for flood mitigation works to allow the

Burrumbeet Creek 'high-flow' bypass channel to be constructed so as to present a natural interface and an aesthetically vibrant landscape for residents

- It is understood that the detailed land supply and demand analysis indicates the potential for at least 500 additional residential allotments on existing residentially zoned land, which equates to over 12 years supply
- Future residential zoning is also limited by flooding risk, aircraft noise and the provision of reticulated water and sewerage infrastructure. The understanding is therefore that residential development may require improvements to existing roads and paths only, rather than construction of new road infrastructure
- Object to retaining Farming Zone within a landholder nominated "Strategic Settlement Area" (south or Sharpes Road, north of the NGIA)
 - Some landholders objected to retaining the Strategic Settlement Area within the Farming Zone (FZ) or to be designated for rural/agricultural land for the rationale provided within this submission
 - Should support for the inclusion of the Strategic Settlement Area not be supported for residential growth, the area should be investigated for inclusion within a more suitable zone such as the Rural Living Zone (RLZ)
 - Object to nominating the Strategic Settlement Area for protection of landscape views. Sufficient open landscape views can continue to be ascertained via acquisitions relating to the proposed primary school

and sports grounds which will achieve the realistic sight lines sought from the corner of Cummins Road and Howe Street

Relocation of Primary School

The community has raised concerns around the Primary School as key issues, with the relocation being supported to cater for expansion and complementary sporting facilities. However, some residents are concerned about the location of the new site and whether their land would have the potentiality to be targeted for development.

- Residents concerned that their home will be the site of the new primary school and feel as though there has been a lack of communication and empathy from council regarding the issue
- Potential for a relocated primary school to be located south of Cummins Road, west of Howe St
- Identified as a priority by the community
- It is important that sporting facilities be co-located with the school
- The current primary school is landlocked, therefore it makes no sense to retain its current position as it will only inhibit the wonderful opportunities that a new location would provide
- Proximity to proposed primary school - The area is within a prime location to be serviced by the preferred area nominated for a primary school. Housing adjacent to this infrastructure provides for sound planning

Traffic Management and Improved Pedestrian Safety

The Howe St corridor and the inclusion of a crossing was supported, as were the instalment of improved active transport infrastructure.

- Howe Street movement corridor and crossings: The proposals in the Plan for an improved network of shared paths, bike trails and footpaths are supported. This includes the shared paths proposed along Howe Street and proposed changes to the service roads.
- There is in-principle support for the proposed crossings on Howe Street. However, it would be useful to clarify the rationale for the proposed indicative locations
- It is suggested that specific reference to crossings on Howe Street are removed so as not to raise expectations until there is more clarity around their use and the user destinations.
- Traffic management and speed reduction is a vital necessity. We fully support the reduction in speed and traffic management around the area. Only those that live on the existing 100km per hour speed zones, know the danger that we see on the road and take into our hands every day, as we enter or leave our driveways. The traffic has increased in our eight year time frame, and it will increase more

A submission was received from VicRoads and Transport for Victoria with feedback in relation to broad traffic movement patterns, Howe Street corridor and proposed crossings, public transport improvements, management of speed limits and the proposed tree lined boulevard.

Sporting Facilities

- Sporting facilities are desperately required for Miners Rest
- In addition to football and/or cricket fields, perhaps consideration could be given to working in conjunction with the Victorian Netball Association who expressed interest in additional indoor facilities to cater for this increasingly popular sport. (this facility would be a separate entity to the one currently being constructed in Norman Street). Government sporting grants could be available to pursue this project
- Many families travel outside Miners Rest to other "clubs" to cater for their children's or their needs for football netball. If Miners Rest had fantastic facilities to cater for these, Miners Rest could establish its own clubs also

Equine Precinct

There is general support for the growth of the equine precinct but not to the detriment of landowners. There has been suggestion that the Special Use Zone Schedule 13 (SUZ13) be rezoned in order to allow for residential development.

- Community members are happy to see the racing industry grow in Miners Rest but not at the detriment of the Township the two must grow together and consider each other's situations
- Much longer-term locals are trapped by equine precinct restrictions. Expanding the precinct beyond current boundaries must consider those residents / farmers
- It is inevitable that the equine industry will expand
- Based on overall City development, 10 minute city proposal, it makes no sense that property south of the Racing precinct (Sharpes Rd to Cummins Rd) remain earmarked to sustain future equine development, when property north, east south and west of the racing precinct, has less likely chance of meeting with future urban sprawl
- Remove SUZ13 Dowling Forest from the Plan Private freehold land the owners can not even obtain a building permit . this land should be reserved for one type of person this land should be available to anybody planning should be what it is used for.
- There is objection to nominating Strategic Settlement Areas as a buffer for the equine area

Central Victoria Livestock Exchange

- CVLX has huge potential to harm the appeal of Miners Rest as an attractive residential centre. There is much that can be done to minimise / prevent this becoming an issue for the community. Soften its visual impact by ground works, tree planting along the highway etc.. CVLX has a planned life of 30years, what protections can the council planners provide to ensure it has minimum visual and amenity impact.

Tree Lined Boulevard

- A defined and vibrant town centre is needed.
- Due to the proximity of Miners Rest to Stockland and Wendouree, the Creek St concept would not be viable. Howe St area should be defined and enhanced with a few more select shops (based on commercial need such as Chemist, Doctor and perhaps Bakery). There could be improvements to existing areas that would enhance the town centre, without the need to develop a new town centre.
- There has been positive feedback about the tree lined boulevard and beautifying the street with landscaping
- Suggestion of planting mature trees

Community workshops and Drop in Session

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

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

Phase 2 - Consultation on second draft plan, 2019

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

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

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

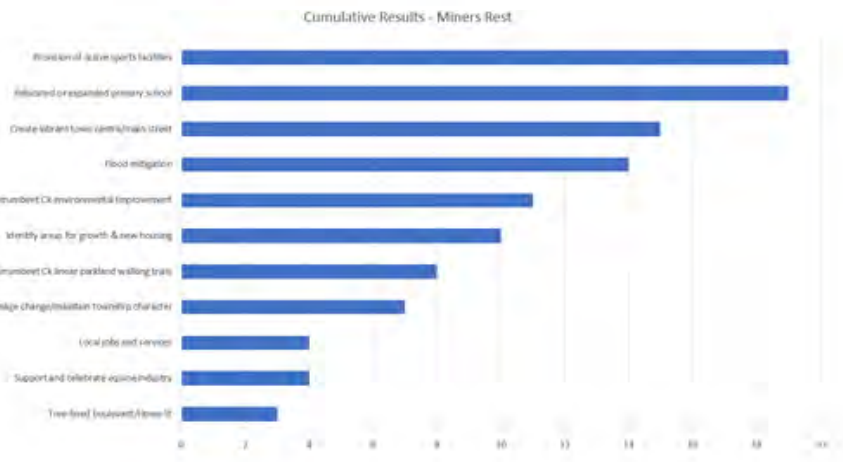
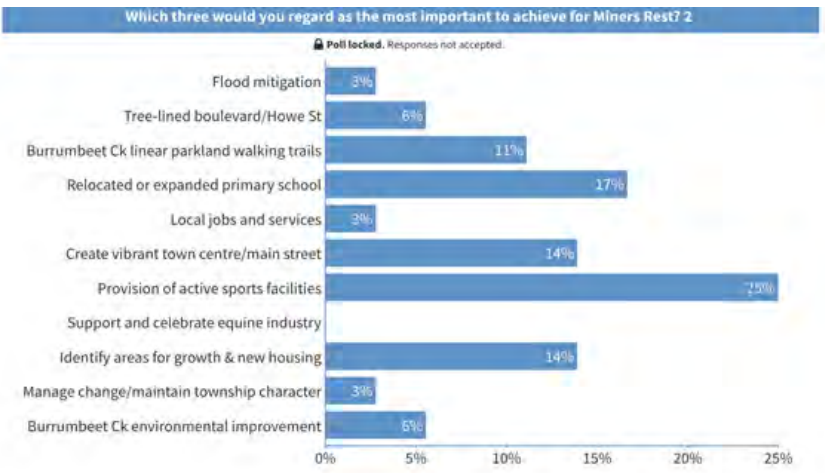
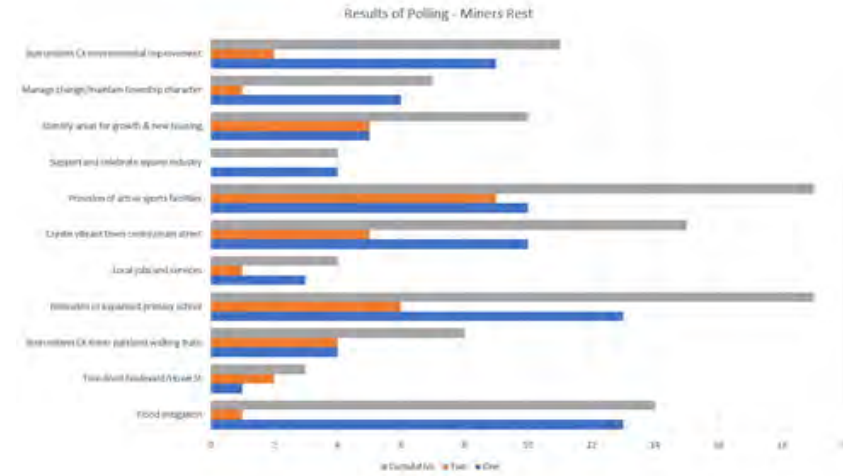
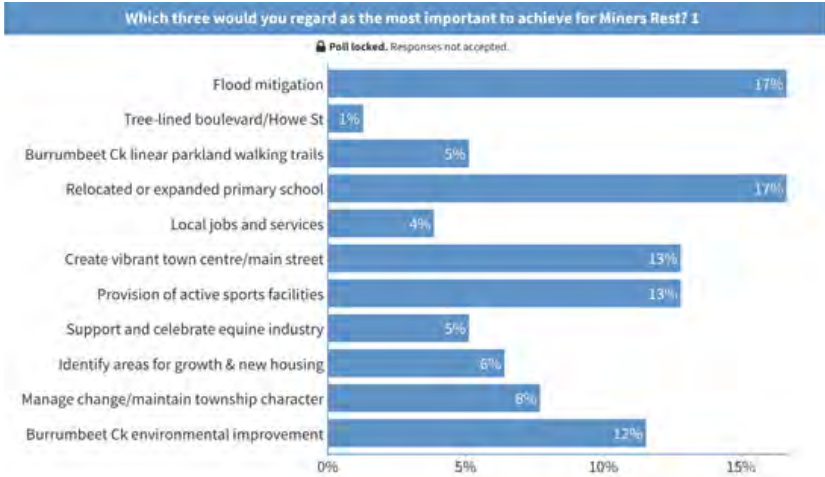
Of the eleven key priorities presented to the Community in the Miners Rest Township Plan "Priority Action Plan", the top 5 community priorities were:

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

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

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

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







City of Ballarat Miners Rest North Township Character

Supplementary Advice: November 2019



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1. Introduction

Claire Scott Planning was engaged by the City of Ballarat in July this year to provide preliminary advice on the draft *Miners Rest Township Plan* (Hansen, June 2019) and specifically the undesirable subdivision outcomes occurring in the northern General Residential zoned township area, and the loss of ‘rural character’.

Following that initial advice, Council undertook an additional neighbourhood character survey, and collected supplementary data regarding existing building site coverage percentages.

This report canvasses all available information on Miners Rest North and provides advice on the protection of township character and the better connection of the area to the surrounding rural landscape.

The following strategic studies, survey findings and mapping data have been reviewed in association with the provision of this supplementary advice:

- *Draft Miners Rest Township Plan*, Hansen, June 2019
- *Miners Rest Township Plan (Background Information and Analysis)*, Hansen, June 2019
- *Mapping Ballarat’s Historic Urban Landscape (Stage 1)*, Context, September 2013
- *Miners Rest North Neighbourhood Character Survey Report (29 August 2019 – 8 October 2019)*
- Miners Rest lot size data (supplied by the City of Ballarat, July 2019)
- Miners Rest building site coverage percentages (supplied by the City of Ballarat, October 2019)

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2. Background

The *Miners Rest Township Plan* project has been underway for over 12 months, with the most recent draft dated June 2019. The Ballarat Council has deferred adoption of the plan twice, based largely on community dissatisfaction with the plan as it relates to the northern residential areas of the settlement, where recent subdivision outcomes are viewed as poor quality, lacking ‘rural character’ and vegetation, and having no relationship to the surrounding landscape.

Key issues

Key issues / concerns relating to residential development in North Miners Rest are:

- Piecemeal subdivision without an overall master plan being undertaken on an ad hoc basis (due to multiple land owners)
- Outcomes described in the township plan as ‘urban style development’, considered inappropriate in a rural landscape setting
- Lot sizes that are perceived to be smaller than desirable by the local community (in an area where lot sizes were traditionally larger)
- Lot sizes that result in reduced space available for landscaping (this may be more related to building site coverage, and the current inclination towards dwellings with large footprints, and no specific requirements to provide landscaping)
- Potentially an inappropriate zone – GRZ, the purpose of which includes encouraging a diversity of housing types and housing growth
- Community consensus is that the size of new lots should be larger than the typical urban block, and that subdivision should relate to/respect the surrounding landscapes (p. 17, draft *Miners Rest Township Plan*)
- The overall community view that new growth has been rapid, inappropriate, of poor quality, and out of character (p. 19, draft *Miners Rest Township Plan*)

Draft township plan recommendations

The draft *Miners Rest Township Plan* distinguishes between the northern and southern areas of the township (p. 21), with Miners Rest North described as nestled in the surrounding farmland, having impressive views to volcanic hills, and traditionally larger lot sizes.

The township plan recommends a local policy to “*guide growth*” and a schedule to the GRZ for North Miners Rest to “*encourage larger lots by managing site coverage, setbacks and dwelling heights.*” (p. 44)

There are potentially a number of difficulties associated with this recommendation:

- A local policy can only be utilised if a planning permit application is required. Recent advice on local policies is also that they should be very focused and specific, and provide guidance on exercising discretion for a particular issue. The preference of DELWP in guiding residential development outcomes is to use zoning provisions, where possible.
- The intention of the proposed GRZ schedule recommendation is clear, but the desired outcomes are still unlikely to be achieved i.e. minimum lot sizes cannot be stipulated and dwelling heights cannot be reduced in a schedule to the GRZ. A site coverage percentage and setback distances are not included in the recommendations.
- Other possible schedule variations that could be impactful have not been recommended e.g. permeability and landscaping.

3. Neighbourhood Character Survey

In order to fully explore and understand the local residents' aspirations for the settlement area of Miners Rest North, a further community survey was undertaken by the City of Ballarat during September 2019. Approximately 46% of respondents live in Miners Rest North.

Summary of key findings

The survey included the following questions, which are followed by a brief summary of findings:

Do you think that the original township of Miners Rest (north of Cummins Road) has a distinctive identity and character elements that are important to protect?

The vast majority of respondents answered yes, with the 'country town' and 'old rural village' character emphasised by many. Other character elements noted included:

- Large blocks
- Open spaces and rural atmosphere
- Rural setting, wide streetscapes and low-density housing
- Natural landscape and views

If yes, which of these elements do you think contribute to the town's character (list of elements provided)?

The element most selected in response to this question was 'rural character', followed by 'large lot sizes' and 'views to hills / volcanic cones'. Next most popular (in order) were 'large backyards', 'large spaces between houses' and 'trees in gardens'.

Which change or development do you think would have a negative impact on the character of Miners Rest?

In relation to residential character, many respondents stated that subdivisions with small blocks; taller buildings; and higher-density development 'packed in like sardines', would be negatively impactful. Other negative elements included:

- Loss of rural feel and aspect
- Uniform housing that is out of context
- Small estates where buildings are packed in tightly
- Flats and three-storey development
- Removal of trees

Do you have suggestions for how the town character could be improved?

Most responses to this question were not specifically in relation to residential character and included improvements to infrastructure

and shopping facilities etc. Those responses of direct relevance to this supplementary advice, included:

- Restricting small block development
- Planting of eucalypts to enhance the rural setting
- No further subdivision of farmland

Currently there is no minimum subdivision size in the general residential parts of town. Do you think there should be (a minimum)?

In response to this question, the majority of residents (approximately 45%) selected a lot size of >750 sqm. Approximately 21% of respondents selected a lot size of >1,000 sqm. Approximately 19% stated that there should be no minimum lot size imposed.

The following sections of this report explore many of these issues in greater detail, including lot size, residential density and building height.

4. Miners Rest North Township Character

Miners Rest North is located within the extensive Western Volcanic Plains landscape, which is characterised by a flat to gently undulating series of basalt plains, formed by volcanic activity over time.

The broader landscape features old lava flows, eruption points, and volcanic cones and hills such as Mount Rowan, Mount Blowhard and the Bald Hills, which surround the settlement to the north and east. This collection of geological attributes within close proximity, and observable from the township, creates a unique and visually interesting landscape setting. It is an iconic landscape of big skies and long views, with volcanic rises that punctuate the horizon.

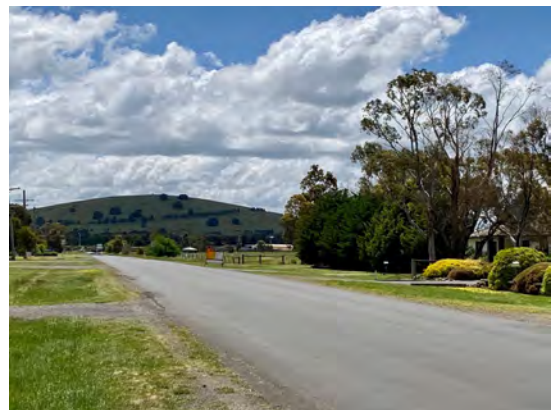
Surrounding the settlement, the landscape has been largely cleared for farming and consists of a patchwork of paddocks, often divided by long straight roads and shelterbelts. Miners Rest North is separated from the southern area of the township by the Burrumbeet Creek, which crosses Howe Street and runs along the western side of the settlement area, and through Miners Rest Park. The township edge to the north is formed by Clarke Street, which directly abuts the agricultural fields adjacent. To the east, beyond the recreation reserve, the settlement edge fuses into the landscape in the form of larger land holdings and hobby farms, most associated with the equine industry.

Remnant vegetation lines the Burrumbeet Creek corridor, and is scattered sparsely elsewhere in stands, particularly on the outskirts of the township and in the recreation reserve and other parkland areas. The very large road reserves are mostly devoid of vegetation, and this exacerbates the sense of openness throughout the settlement.

Within the built-up residential areas of Miners Rest North, lots are mostly large (over 1,500 sqm), with the exception of the north-western area of the township where lots are between 750 sqm and 1,500 sqm. Dwellings are predominantly large, single storey homes, set well back from all boundaries; however (again in the north-western area of the settlement in and around Douglas Close), some more recent development is evidence of the trend towards maximal building footprints and minimal setbacks, with very little permeable surfacing.



Looking north towards Clarke Street and the adjacent agricultural landscape and volcanic rises



North-easterly view of the surrounding volcanic landscape from Raglan Street



Large, single storey 'ranch' style home in a spacious garden setting, typical of those in Parker Street and surrounding streets

Township character 'essence' & conclusions

The most important aspects of the overall character of North Miners Rest, which should be reflected in the zoning and planning requirements for the area, are:

- Clear and definable edges to the built-up residential areas of the settlement. This should be reflected in the extent of the residential zoning.
- Protection of outviews to the surrounding agricultural landscape and volcanic hills (i.e. not impeded by 'urban' densities and/or three storey development) – a 'spacious' residential character is desired. This can be managed with the appropriate zoning (height) and other residential schedule inclusions.
- The retention and requirement for large lot sizes, consistent with the rural 'non-urban' character of the settlement area. This should be reflected in the zoning, which includes a minimum lot size requirement.
- The low scale (one to two storey) form of the dwellings, sitting within the agricultural/volcanic landscape context. This should be managed with the appropriate residential zone.
- Residential lots that are not dominated by a high coverage of built form (i.e. a balance between dwellings/structures and open, permeable space on all residential sites), and where vegetation can be planted and sustained. This can be managed/required via inclusions in a residential zone schedule.



Strong visual connections to the surrounding landscape are available from many streets in the settlement area (James Court, looking north)



The northern edge of the township at Clarke Street, where it interfaces directly with the agricultural landscape, is clearly demarcated



Parker Street (near Lyons Street) illustrating the spacious nature of the well established residential areas, with low scale dwellings and established canopy trees

Existing lot sizes

An analysis of lot sizes in North Miners Rest has revealed that:

- The majority of lots are greater than 1,500 sqm (191 parcels). This represents approximately 39% of all residential lots in Miners Rest North.
- There are 183 lots of between 750 sqm – 1,500 sqm across the whole settlement. This represents approximately 37% of all lots.
- The north-western area of North Miners Rest, which has been most heavily criticised for its subdivision outcomes, contains the vast majority of lots that are between 750 sqm – 1,500 sqm.
- Relatively speaking, a small number of lots between 300 sqm – 750 sqm are scattered throughout North Miners Rest (total 103, excluding the Mixed Use Zone, representing approximately 21%).

It is also understood that a (conservative) land supply analysis has been undertaken, based on 750 sqm lots that are not flood affected, and the provision of potential lots satisfies likely demand.

This audit of existing lot sizes, combined with the land supply analysis and fieldwork observations, supports the introduction of a minimum lot size of 750 sqm to Miners Rest North via a schedule to the residential zone. A lot size of less than 750 sqm is considered undesirable and not consistent with the preferred spacious and rural township character. In order to further strengthen the landscape character of the settlement, the minimum lot size should be combined with a maximum building site coverage and minimum permeability percentages.

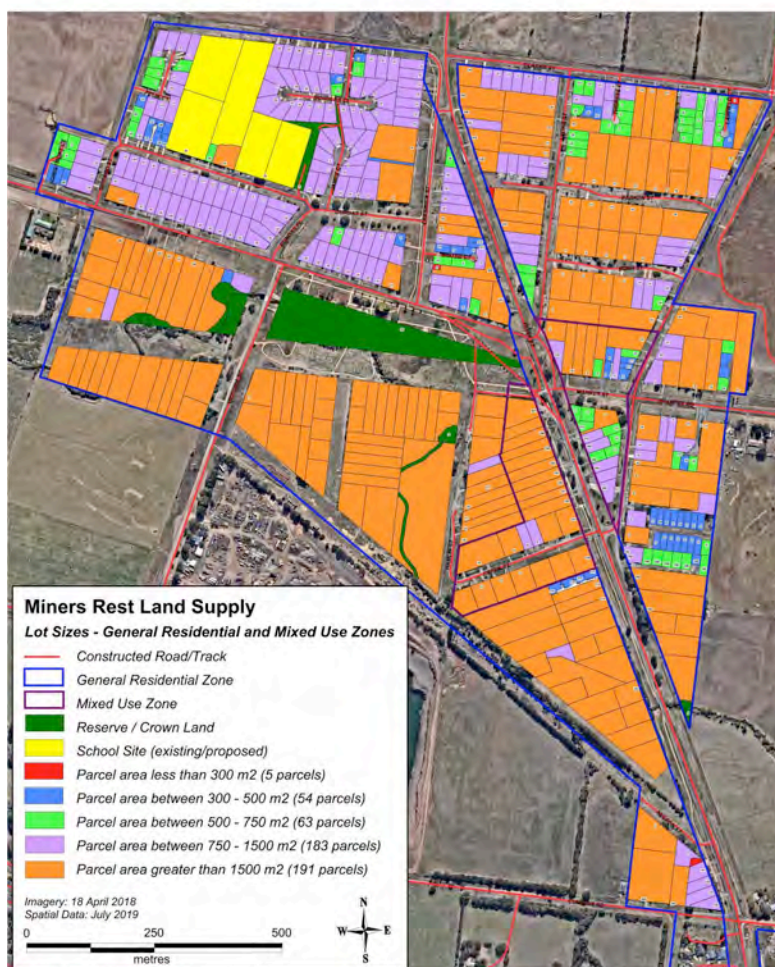


Figure 1: North Miners Rest lot sizes. Source: City of Ballarat

Existing building site coverage

Four sample areas throughout Miners Rest North have been analysed for their existing building site coverage (this includes dwellings and all outbuildings). The maps and base data were prepared and provided by the City of Ballarat. A summary of the findings for each sample area is included below.

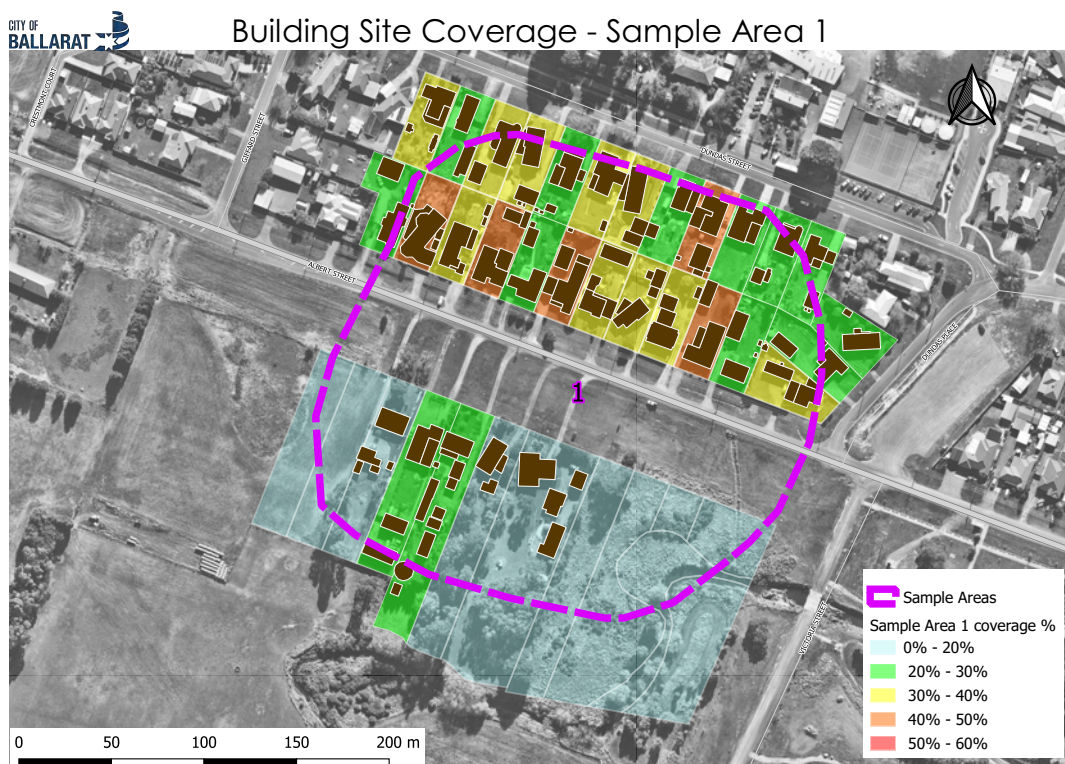


Figure 2: Miners Rest North Sample Area 1 building site coverage. Source: City of Ballarat

1. Albert Street & Dundas Street South

Sample Area 1 is located in the western area of the township, in the vicinity of Miners Rest Primary School. Of the 31 lots that are built upon in Sample Area 1:

- 3 lots (10%) have a building site coverage of up to 20%
- 13 lots (42%) have a site coverage of 20%-30%
- 10 lots (32%) have a site coverage of 30%-40%
- 5 lots (16%) have a site coverage of 40%-50%

In summary, the majority of lots have an existing building site coverage of no more than 30%, and no lots in the sample area have more than 50% of the site covered by buildings.



Dundas Street (south) in Sample Area 1

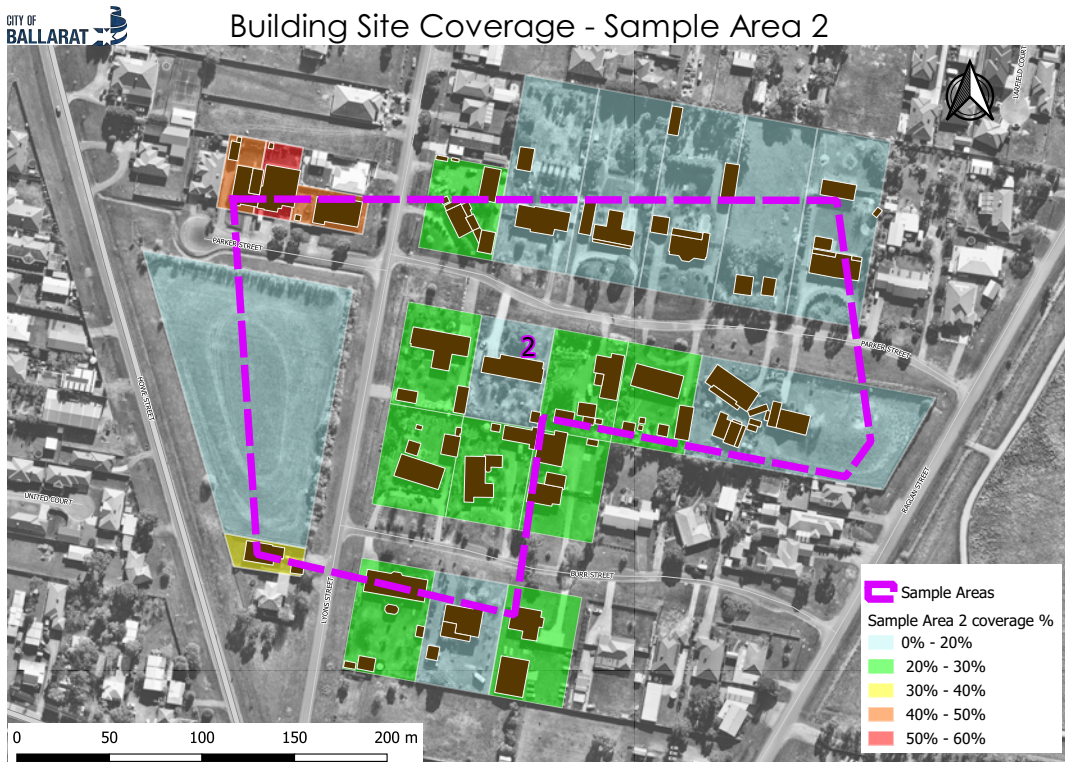


Figure 3: Miners Rest North Sample Area 2 building site coverage. Source: City of Ballarat

2. Parker Street & Burr Street

Sample Area 2 comprises an area of varying lots sizes in the eastern area of Miners Rest, to the west of the recreation reserve and wetland area. Of the 21 lots that are occupied within Sample Area 2:

- 8 lots (38%) have a building site coverage of up to 20%
- 9 lots (43%) have a site coverage of 20%-30%
- 1 lot (5%) has a site coverage of 30%-40%
- 2 lots (10%) have a site coverage of 40%-50%
- 1 lot (5%) has a site coverage of 50%-60%

In summary, the majority of lots have a building site coverage of between 20% and 30%, and all together over 80% of the lots have a site coverage of not more than 30%.



Dwelling in Burr Street, Sample Area 2

Building Site Coverage - Sample Area 3



Figure 4: Miners Rest North Sample Area 3 building site coverage. Source: City of Ballarat

3. How Street & Sharpes Road

Sample Area 3 is located at the southern ‘gateway’ to Miners Rest North, and includes only five housing lots, two of which are very large sites.

- Within this area, 100% of lots have an existing building site coverage of 0%-20%

This small sample of irregular lots, of varying sizes, illustrates the current low-density nature of the southern edge of Miners Rest North. However, immediately adjacent to the sample area is a small, proposed Medium Density Precinct (refer p. 51 of the draft *Miners Rest Township Plan*.) including a site occupied by four units, with a high building site coverage.



Sharpes Road, within Sample Area 3

Building Site Coverage - Sample Area 4



Figure 5: Miners Rest North Sample Area 3 building site coverage. Source: City of Ballarat

4. Douglas Close, Clark Street & Creswick Street

Sample Area 4 is located at the northern edge of the township, and includes lots that form part of a cul-de-sac. Of the 17 lots in the sample area (all of which are developed):

- 7 lots (41%) have an existing building site coverage of 20%-30%
- 6 lots (35%) have a site coverage of 30%-40%
- 3 lots (18%) have a site coverage of 40%-50%
- 1 lot (6%) has a site coverage of 50%-60%

Overall, the majority of lots in Sample Area 4 have an existing building site coverage of no more than 30%, and the vast majority of lots (76%) have a maximum site coverage of 40%.



Creswick Street, in Sample Area 4

Existing building site coverage conclusions

The analysis of existing site coverage percentages within four sample areas of Miners Rest North supports the introduction of a reduced building site coverage maximum through a new schedule to the residential zone.

The current maximum building site coverage that applies to these areas is 80%; a standard that is applicable across most urban residential areas of metropolitan Melbourne. However, Miners Rest North is not a residential area of 'regular' urban densities, and differs considerably from Melbourne's suburban areas. As demonstrated through the analysis and observed in fieldwork, it is an area of spacious residential character of lower densities and higher permeability and vegetation coverage.

The following key conclusions are most relevant and support a reduced building site coverage percentage in Miners Rest North, together with an increased permeability requirement.

- 39% of lots (the largest overall percentage) across all four sample areas have an existing building site coverage of between 20%-30%
- 84% of all lots surveyed have an existing site coverage of up to 40%
- 98% of all lots surveyed have an existing maximum building site coverage of 50%
- Only 2 lots across all four sample area have a building site coverage of between 50%-60%

It is considered desirable that no more than 45% of the area of a residential lot in Miners Rest North is covered by buildings. This requirement is entirely consistent with the above figures (given that 84% of lots surveyed have an existing site coverage of 40% or less), and will ensure the protection of the open and well vegetated character of the township, which allows views to the surrounding landscape, as well as reflecting the community's aspirations.

Together with this, a minimum permeability percentage should be introduced (also 45%) to allow for open garden areas and the protection, planting and sustenance of vegetation, including significant canopy trees. (This allows an additional 10% of the site area to be covered with hard surfacing, and is considered a reasonable amount.)

5. Options

In order to protect and manage the residential and landscape character of Miners Rest North; address the issues discussed in the previous sections of this report; and respect and implement the local community's aspirations, a number of 'zoning' and 'scheduling' options are available. These all involve an amendment to the *Ballarat Planning Scheme*. The options and their advantages and disadvantages are outlined below.

Option A

Retain GRZ, and introduce a new schedule with changes to Clause 54 and 55 requirements e.g. site coverage, permeability and landscaping requirements.

Advantages:

- Specifying building site coverage, permeability and landscaping requirements would achieve an improved outcome in residential character, primarily in relation to the planting and sustenance of vegetation, and other environmental benefits such as stormwater infiltration
- Minimal additional work or justification required

Disadvantages:

- Rural township character is at odds with the purpose of the zone
- Does not address the minimum lot size issue
- Can include objectives relating to neighbourhood character (but not landscape character)
- Maximum mandatory building height would remain 11 metres and 3 storeys
- Community displeased with current scenario; issue unlikely to be resolved with this option

Option B

Rezoned to NRZ, and introduce a new schedule with site coverage, permeability and landscaping requirements.

Advantages:

- Improved residential outcomes relating to vegetation and stormwater run off
- Reduced (and more appropriate) maximum mandatory height of 9 metres or 2 storeys, and better built form outcomes likely in relation to the scale of dwellings (and retention of open out-views to volcanic hills)
- Purpose of the zone a better fit with the rural character of the township and landscape setting

- Ability to include neighbourhood and landscape character objectives in the schedule

Disadvantages:

- Does not address the minimum lot size issue
- Community unlikely to be satisfied with this option

Option C

Rezoned to NRZ, and introduce a new schedule with a minimum lot size requirement (750 sqm), and variations to site coverage, permeability and landscaping requirements.

Advantages:

- Purpose of the zone a better fit
- Minimum lot size issue addressed, and inclusion in the schedule provides certainty
- Appropriate maximum building height, and better built form scale outcomes
- Ability to include landscape and neighbourhood character objectives
- Other variations to Clauses 54 and 55 provide better outcomes as described
- Community concern likely to be alleviated
- Council likely to support and endorse township plan

Disadvantages:

- Nil – additional justification work has been completed as part of this supplementary advice

Option D

As above but with two schedules, one with a minimum lot size of 750 sqm (north west area, where this lot size prevails) and the other schedule with a minimum lot size of 1,500 sqm applying to the remainder of the township (excluding the Mixed Use Zone)

Advantage and disadvantages are similar to Option C, but include the following disadvantages:

Disadvantages:

- Harder to justify from a housing supply analysis perspective
- Simply reflects the existing scenario without considering future growth and infill
- Less likely to be supported by DELWP

6. Recommendations

Of the above options, Option C is recommended with the following inclusions in the schedule to the NRZ:

Objectives (five maximum), such as:

- To protect the rural township character of North Miners Rest.
- To encourage low scale and site responsive residential development that sits unobtrusively within the rural landscape setting.
- To ensure that out-views to the surrounding landscape, and particularly to the volcanic hills, are protected.
- To maintain and increase native vegetation cover by requiring permeable land for planting and sustaining vegetation, particularly large canopy trees.

Minimum subdivision area: 750 sqm

Building site coverage: 45% (Rescode standard 80%)

Permeability: 45% (Rescode standard 20%)

Landscaping requirements (for example):

Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

The species of canopy trees should be native, and preferably indigenous to the local area.

(Similar landscaping requirements have recently been recommended in Maroonah, are in place in Knox, and were discussed in the Panel Report for Monash Amendment C125, where such an approach was considered “pragmatic” and appropriate.)

Application requirements (for example):

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.

- The location of existing trees and vegetation to be retained, and those to be removed.
- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Decision guidelines:

- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the preferred landscape and neighbourhood character of North Miners Rest.
- The scale of the buildings or works and the visual impact on the surrounding landscape and out views.
- The extent to which the buildings and works are designed and sited to contribute to the rural character of the township.

Justification

The following points are considered pertinent in relation to justifying the proposed recommendation:

- Community feedback regarding township growth included the importance of retaining the ‘existing character and rural atmosphere’ with the consensus that residential lots should be larger than typical.
- The vision for Miners Rest includes:

A rural township character which is positively influenced by the surrounding open rural landscape

- Community concerns and a preference for larger lots in North Miners Rest (and a professional agreement with these views) is well documented and permeates the *Draft Miners Rest Township Plan* report.
- The desired outcomes in recommending a new schedule to the GRZ (as outlined in the draft township plan) i.e. larger lot sizes, and reduced building heights, simply cannot be achieved via the GRZ. They can be achieved however, through the NRZ and a new schedule.
- The purpose of the NRZ is more appropriate to the low scale, spacious and rural character of North Miners Rest. The VCAT case pertaining to 2 Eddy Avenue, Mount Helen, further reinforces this point.

- The reduced building height maintains the low scale nature of the township, and retains out views and a visual connection to the landscape beyond.
- Lot size analysis is not at odds with the rezoning of the area to NRZ.
- A conservative lot supply analysis also supports the rezoning.
- The ability to retain and require canopy trees relates to the space available to plant and sustain them, which in turn relates to the ratio of building footprint (and hard surfacing) to permeable site. In a residential area relatively devoid of substantial vegetation, including canopy trees, this is considered an important initiative (and is supported by the contents of the draft township plan).
- An analysis of existing building site coverage percentages strongly supports the introduction of a new maximum building site coverage requirement, and an increased site permeability requirement. The recommended percentages are considered in no way onerous or unreasonable.
- As well as affirming the rural township character of North Miners Rest, the proposed site coverage, permeability and landscaping requirements serve multiple objectives relating to livability, sense of place, environmental outcomes and resilience as the climate changes.

Recommendation summary

In summary, the key recommendations are to:

Rezone the General Residential (GRZ) areas of Miners Rest North to Neighbourhood Residential (NRZ), with the exception of the small proposed Medium Density Precinct (adjacent to the Creek Street shops) which should remain GRZ.

Introduce a new schedule (Schedule 1) to the Neighbourhood Residential Zone (i.e. NRZ1), including variations to Clauses 54 and 55 as follows:

- Minimum subdivision area: 750 sqm
- Maximum building site coverage: 45%
- Minimum permeability: 45%
- Landscaping requirements

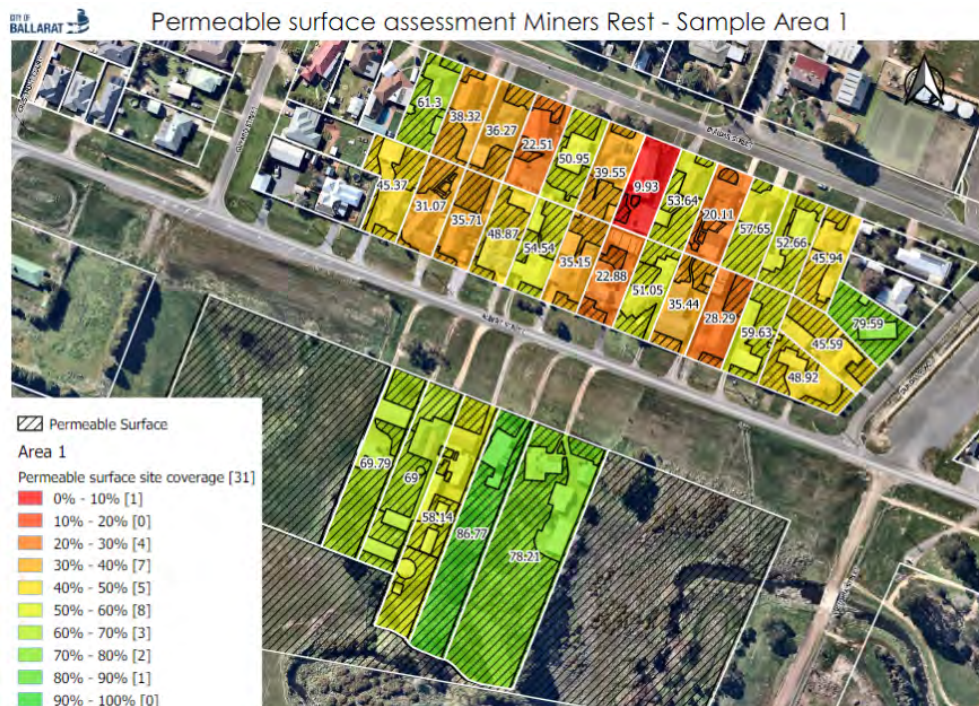
Support the introduction of the above variations with appropriate objectives and decision guidelines as outlined in this supplementary advice on p. 14.

Appendix

Permeable surface site coverage assessment

The four sample areas used to analyse the existing building site coverage have been used to assess the permeable surface site coverage throughout Miners Rest North. A permeable surface is a surface that is penetrable by water. Water cannot penetrate an impervious surface. An impervious surface includes a dwelling, a garage or carport, a verandah, a garden shed, a footpath, a swimming pool, outdoor paved areas, a driveway or any other sealed surface.

A summary of the findings for each sample area is included below.



1. Albert Street & Dundas Street South

Of the 31 lots included in Sample Area 1:

- 1 lot has a permeable surface site coverage of up to 20%
- 4 lots have site coverage of 20%-30%
- 7 lots have site coverage of 30%-40%
- 5 lots have site coverage of 40%-50%
- 8 lots have site coverage of 50%-60%
- 3 lots have site coverage of 60%-70%
- 3 lots have site coverage of 70%-100%

55% of the lots from Sample Area 1 have less than 50% permeable surface site coverage.

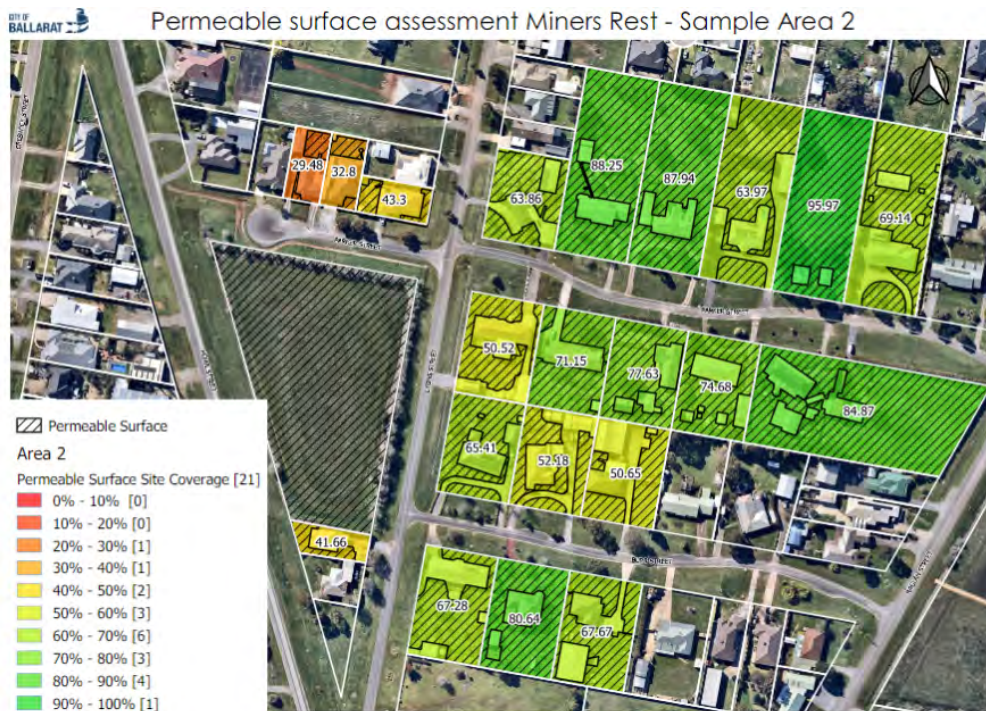


Figure 7: Miners Rest North Sample Area 2 permeable area site coverage

2. Parker Street & Burr Street

Of the 21 lots in Sample Area 2:

- 1 lot has permeable surface site coverage of 0% -30%
- 3 lots have site coverage of 30%-50%
- 3 lots have site coverage of 50%-60%
- 6 lots have site coverage of 60%-70%
- 3 lots have site coverage of 70%-80%
- 4 lots have site coverage of 80%-90%
- 1 lot has site coverage of 90%-100%

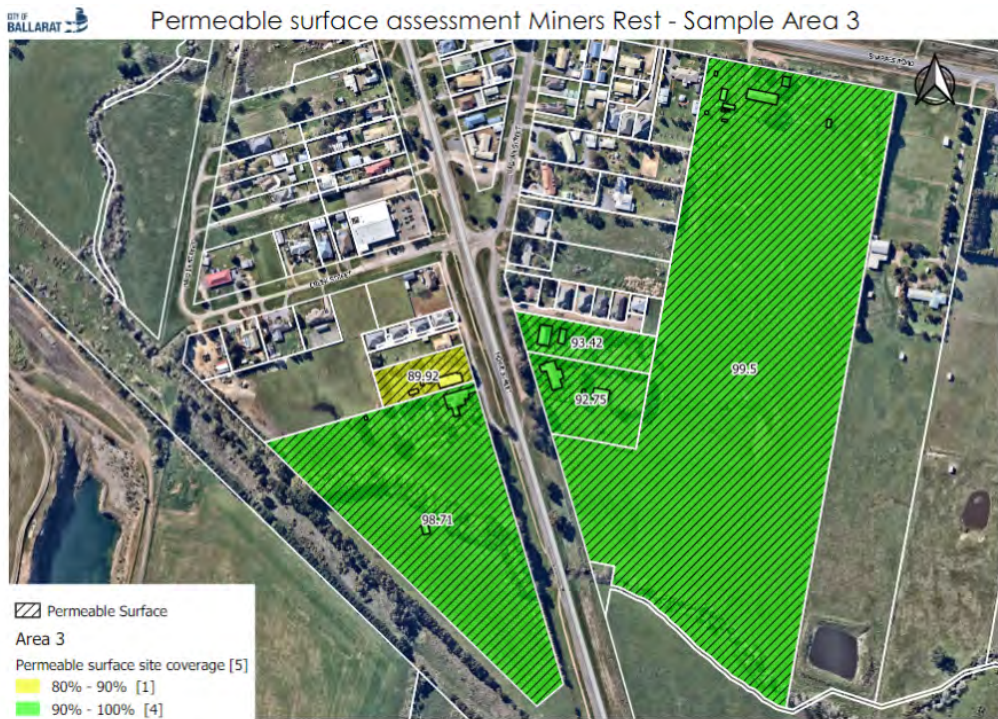


Figure 8: Miners Rest North Sample Area 3 permeable area site coverage

3. How Street & Sharpes Road

5 lots are included in this sample area with:

- 1 lot having a permeable surface site coverage of 80% -90%
- 4 lots have site coverage of 90%-100%

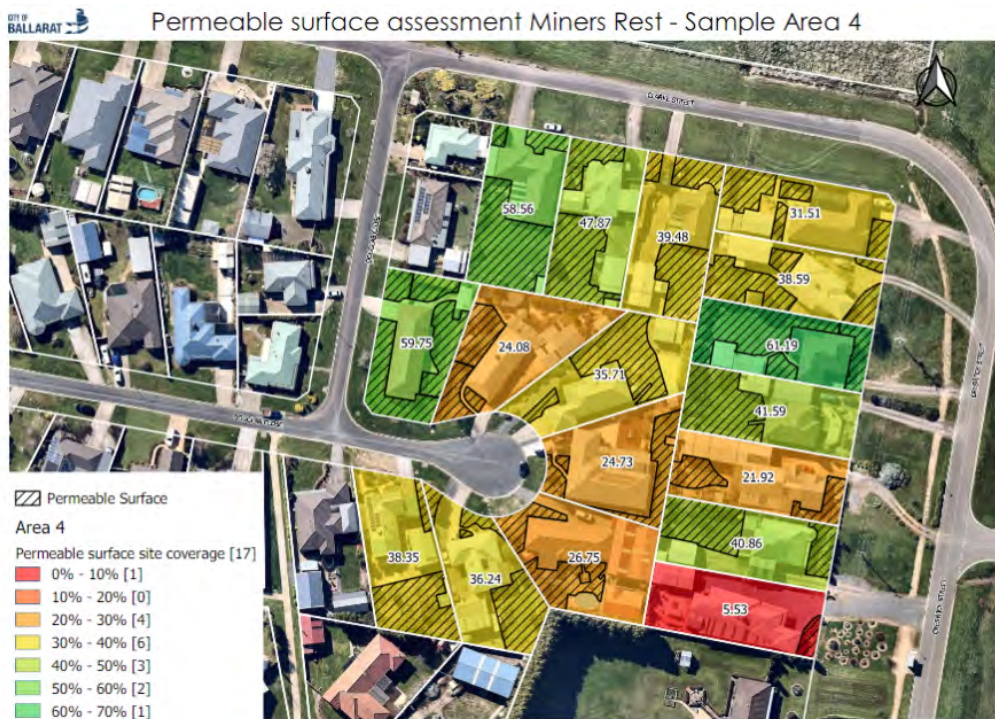


Figure 9: Miners Rest North Sample Area 4 permeable area site coverage

4. Douglas Close, Clark Street & Creswick Street

Of the 17 lots included in Sample Area 4:

- 1 lot has permeable surface site coverage of 0% -20%
- 4 lots have site coverage of 10%-30%
- 6 lots have site coverage of 30%-40%
- 3 lots have site coverage of 40%-50%
- 2 lots have site coverage of 50%-60%
- 1 lots have site coverage of 60%-70%

In summary, 82% of the lots from Sample Area 4 have less than 50% permeable surface site coverage.

Permeable surface assessment conclusions

Through this analysis and as discussed in the Miners Rest North Township Character Supplementary Advice, a minimum permeability of 45% should be introduced through a new schedule to the residential zone to protect the existing character of the Miners Rest North township.



Miners Rest Community Infrastructure Assessment

Final Report

June 2018

Prepared for Hansen Partnership

by ASR Research Pty Ltd

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1 Introduction

1.1 Background

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

The plan will:

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

1.2 Project Objectives

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

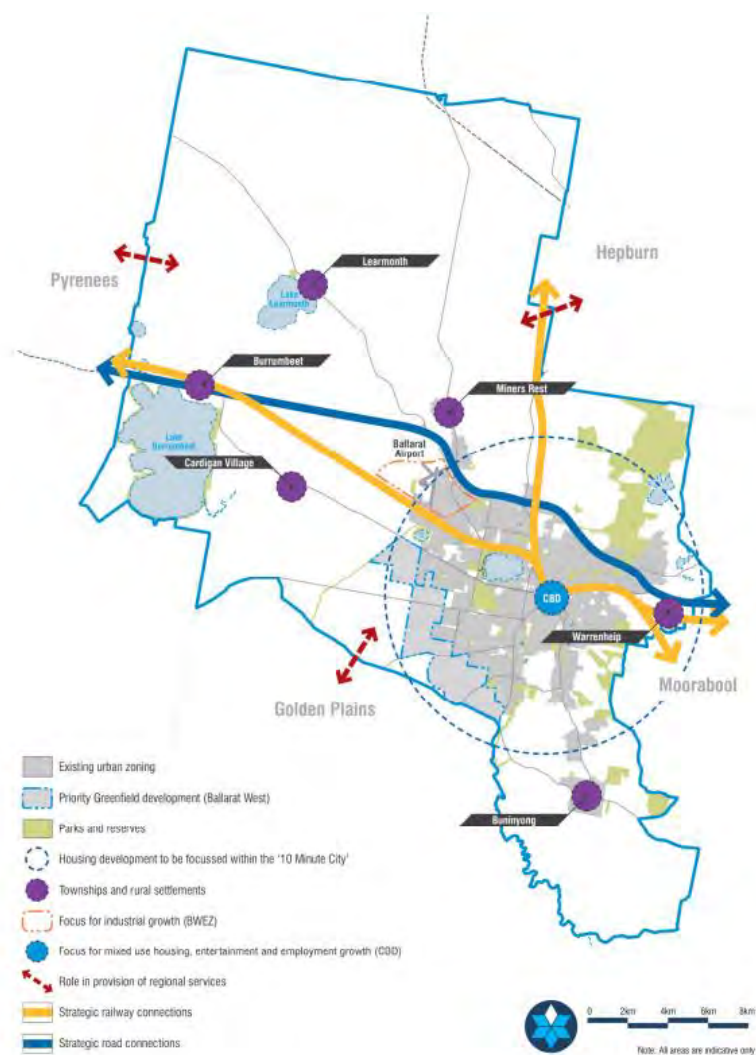
The specific objectives of the community infrastructure assessment were to:

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

1.3 Miners Rest Study Area & Township Boundary

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

Figure 1 - Location Context



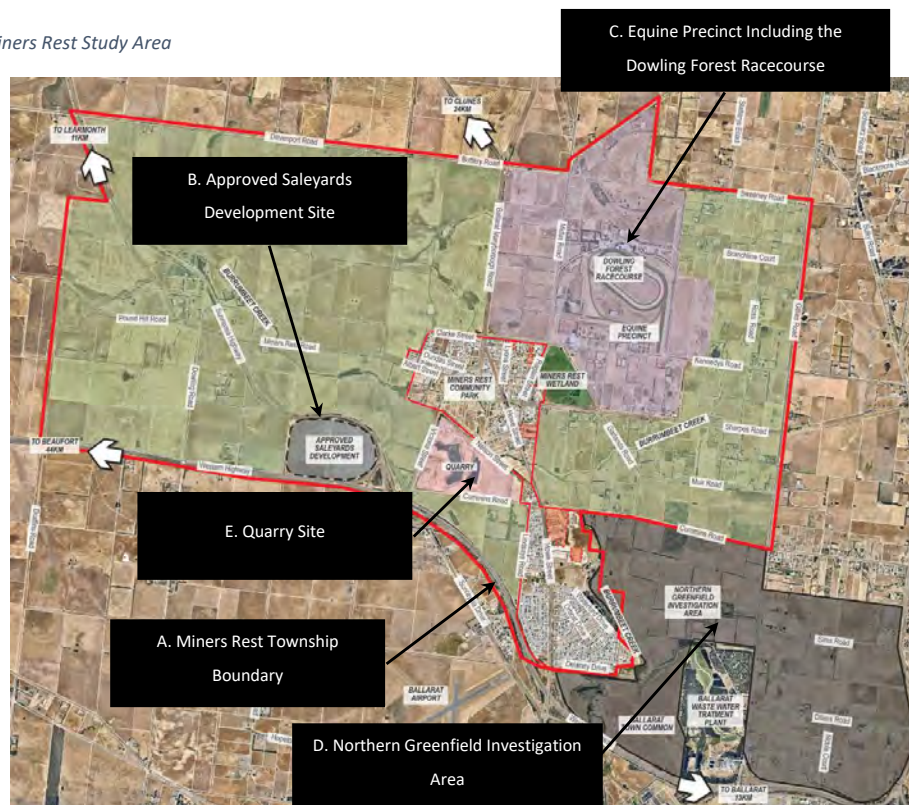
Source: Ballarat Planning Scheme, Strategic Framework Plan (Clause 22.01 – Municipal Overview)

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

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

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

Figure 2 - Miners Rest Study Area



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

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

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

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

Conclusions and Recommendations

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

Recommendations

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

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

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

1.5 Making Miners Rest Township Empowerment Program

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

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

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

1.6 Other Council Strategic Documents

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

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

2 Miners Rest Demographic Profile & Community Infrastructure Audit

2.1 Miners Rest-Mitchell Park Demographic Profile

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

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

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

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

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

2.2 Current Projected Population Change for Miners Rest

This section outlines the current projected population forecasts for Miners Rest as revealed by the Shire of Ballarat Population Forecasts¹ prepared by .id consulting on behalf of Council (<http://forecast.id.com.au/Ballarat/home>).

The forecasts presented in this section are based on the “Miners Rest-Mitchell Park” small area² which, it should be noted, is larger than the study area used for the purposes of this assessment. This small area is bounded in the north by Davenport Road, Gillies Street, Learmonth-Sulky Road, and part of the municipal boundary with the Shire of Hepburn; in the east primarily by Ballarat-Maryborough railway line; in the south by the Western Freeway, Ring Road and the Ballarat-Ararat railway line; and in the west by Draffins Road and the Sunraysia Highway.

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

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

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

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

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

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

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

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

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

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

Source: Ballarat Shire Population Forecasts (.id 2015)

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

2.3 Existing Community Infrastructure within Miners Rest

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

Council community buildings

1. Miners Rest Community Hall
2. Miners Rest Kindergarten

Education

3. Miners Rest Primary School

Other community facilities

4. Miners Rest CFA Fire Station

Sports facilities

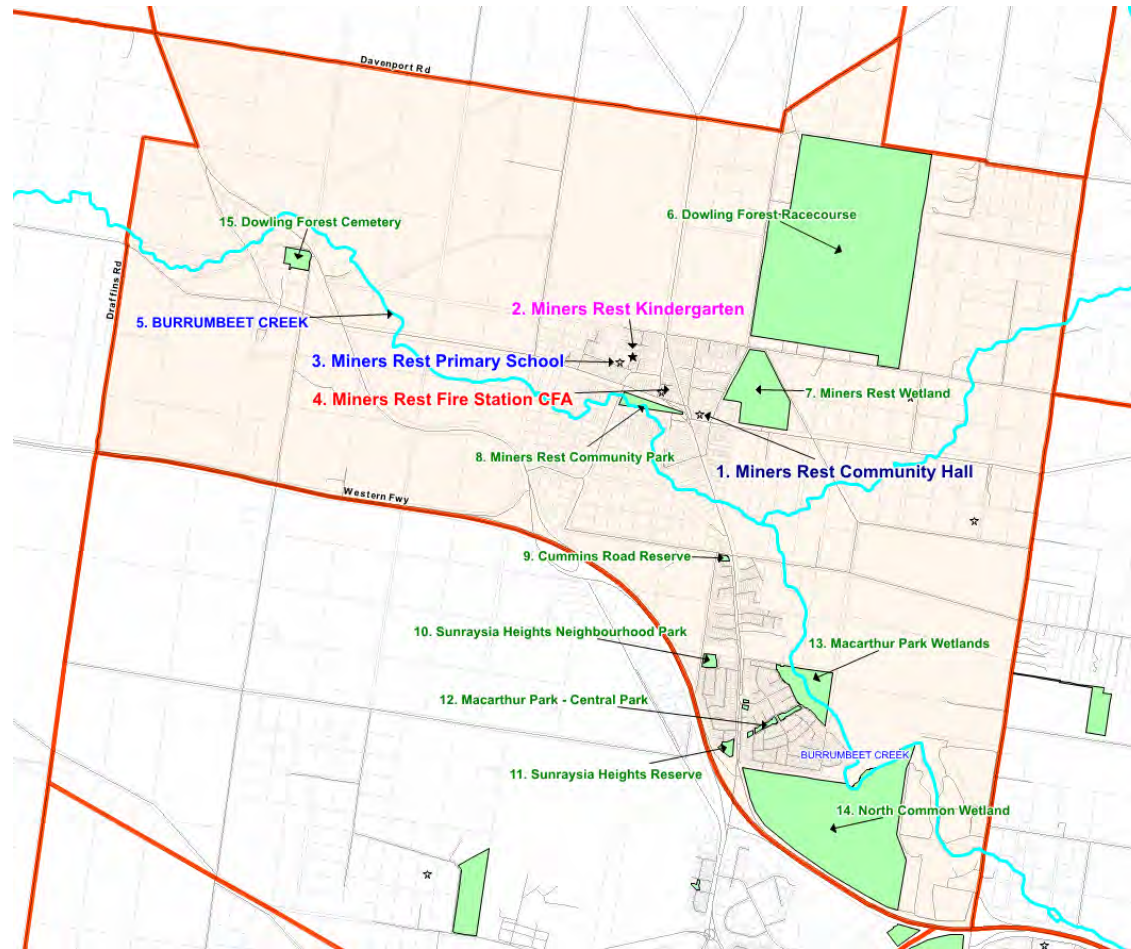
5. Dowling Forest Racecourse

Open Space

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

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

Figure 3- Existing Community Infrastructure in Miners Rest



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

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

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

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

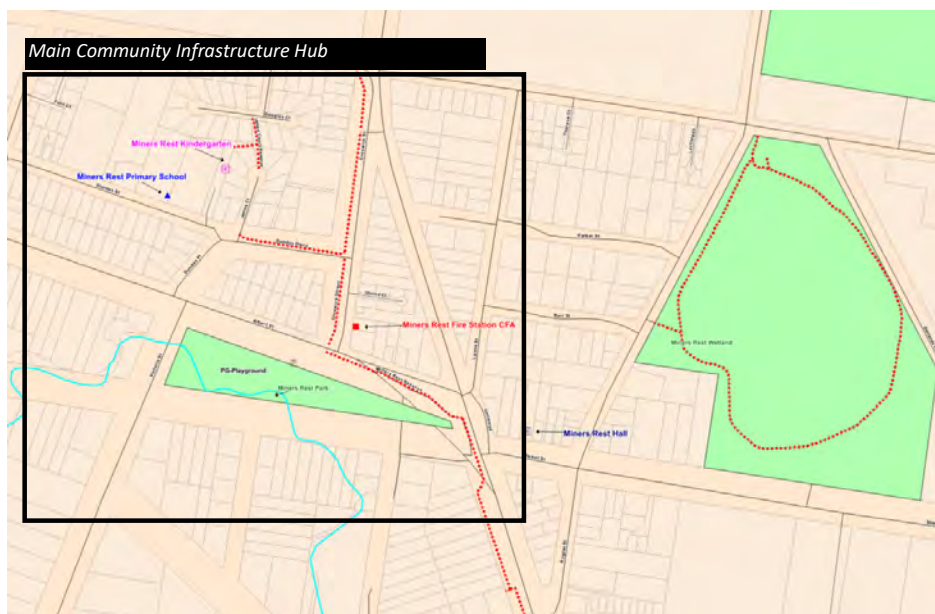


Figure 5 - Miners Rest Community Infrastructure: Southern Section (Macarthur Park estate)



3 Summary of Consultation with Council Officers and External Stakeholders

3.1 Overview

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

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

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

3.2 Improving the Shared Pedestrian and Bicycle Network

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

3.3 Ongoing Development of Miners Rest Community Park

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

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

Figure 6 - New Miners Rest Community Park Shelter & BBQ



3.4 Provision of Active Open Space

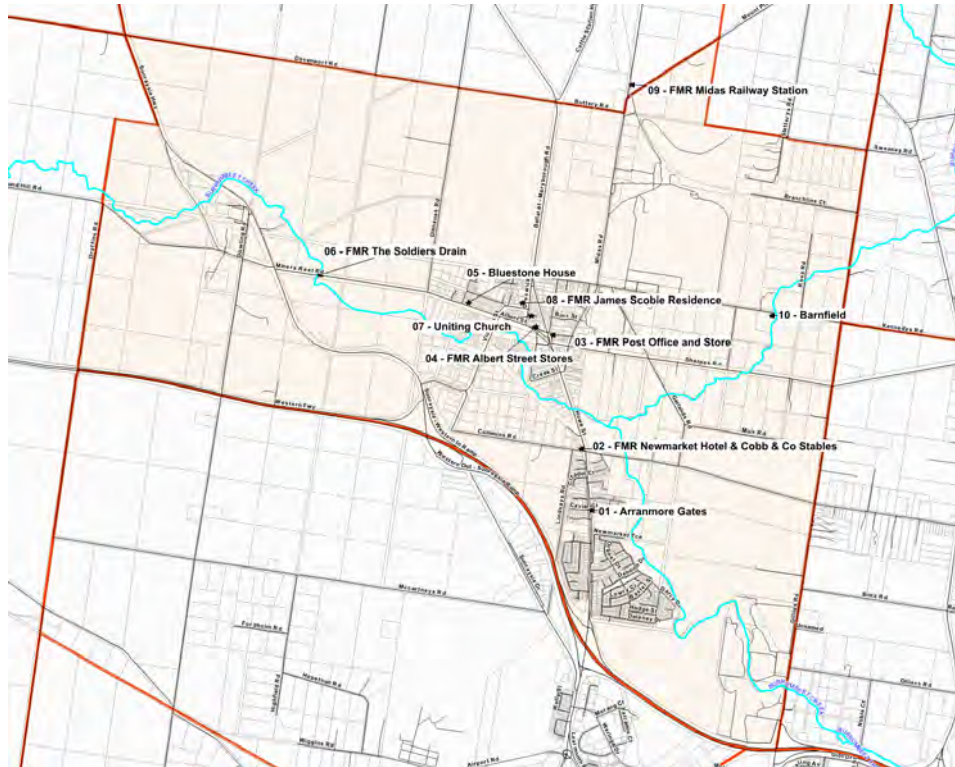
The provision of active open space within Miners Rest remains the single biggest social infrastructure gap in the local community, and has been identified as a priority in a number of previous Council strategic documents including Council's Recreation Strategy. However, the capacity to secure additional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

3.5 Ongoing Development of the Miners Rest Heritage Trail

Continue to build on the existing Miners Rest Cultural Heritage Trail, shown below in Figure 7, to include Aboriginal interpretative elements³.

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

Figure 7 - Miners Rest Heritage Trail



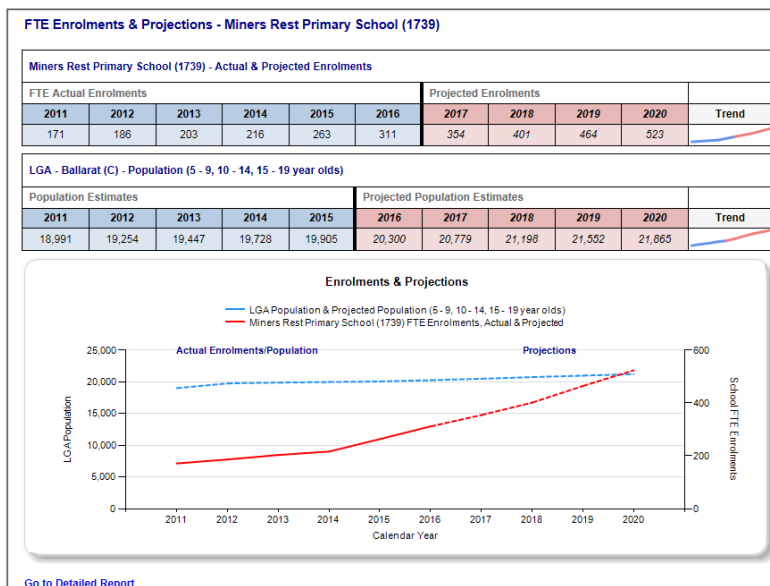
3.6 Future Expansion of Miners Rest Primary School⁴

- The 2018-19 State Budget includes \$17.2 million toward the planning for new schools across the State. This includes funding for a new Miners Rest Primary School⁵.
- The School had approximately 300 enrolments in 2016 and has more than doubled its enrolment base since 2008 when the school recorded 141 enrolments. The School also employs 20 teaching staff and 7 non-teaching staff.
- Projected enrolment growth, as shown below in Figure 8, will continue to place pressure on the capacity of the School to meet this demand.

⁴ Interview conducted with Dale Power, Principal.

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

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



Source Miners Rest Primary School

- Enrolment increases have been due to both local residential growth, as well as relatively recent closures to two nearby schools at Learmonth and Windermere⁶.
- The size of the school site (approximately 1.6 hectares) is relatively small and struggling to cope with increasing enrolment demand.
- The School believes expansion options include: 1) purchasing privately-owned land adjacent to the western boundary of its present site (as shown in Figure 9 on the following page), or 2) purchasing a completely new site within Miners Rest.
- Purchasing the entire site would not only enable the school to cater for future enrolment growth, but also pursue a joint school / Council outdoor sporting function, a need identified by previous Council studies.
- The School also includes two tennis courts which, until recently (due to declining demand), was being used by the Miners Rest Tennis Club.

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

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



3.7 Upgrade of Miners Rest Kindergarten⁷

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

⁷ Interview conducted with Julie Lebkoski, Coordinator

4 Future Community Infrastructure Demand & Supply Estimates

4.1 Development & Population Assumptions

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

4.2 Community Infrastructure Provision Measures and Standards

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

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

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

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

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

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

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

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

4.3 The Limitations of Community Infrastructure Standards

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

4.4 Miners Rest Structure Plan Community Infrastructure Assessment

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

Table 5 - Miners Rest Structure Plan Community Infrastructure Assessment

Service / Community infrastructure type	Key Assessment Findings
Passive & Active Open Space & Trails	<p>Current Supply & Key Issues</p> <ul style="list-style-type: none"> Miners Rest contains no active open space. Two tennis courts are located within the Miners Rest Primary school, and was being used until recently by the Miners Rest Tennis Club. The establishment of an outdoor sports reserve (active open space) for Miners Rest has been a key social infrastructure priority for Miners Rest for some time, and is referred to in a number of Council's strategic documents including the City of Ballarat Recreation Strategy (2014) and the 2013 Review of the Ballarat Social Infrastructure Plan. <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> The current population of the Miners Rest - Mitchell Park small area is sufficient to justify 4 hectares of active open space. 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. <ul style="list-style-type: none"> 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). <p>Findings</p> <p>While this assessment supports the establishment of an active open space reserve in Miners Rest, it should be acknowledged that future residential subdivision within the Township, the typical method by which growth area Council's secure the land component for active open space, is not likely to be at a sufficient scale to generate a large sports reserve. However, the following two response options are recommended:</p> <ul style="list-style-type: none"> 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. <p>Passive open space measures recommended for Miners Rest are:</p> <ul style="list-style-type: none"> Continue to implement a range of initiatives to improve the role and function of the Miners Rest Community Park. Continue to pursue the development of a shared pedestrian and bicycle pathway along the Burrumbeet Creek that will, the long term, connect Miners Rest with the urban areas of Ballarat. Continue to build on the existing Miners Rest Cultural Heritage Trail to include Aboriginal interpretative elements.

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Service / Community infrastructure type	Key Assessment Findings
	<ul style="list-style-type: none"> Investigate pedestrian and bicycle pathway development options that best allow for safe and efficient crossing of the Western Highway within Miners Rest.
Council Indoor Recreation Courts & Aquatic Leisure Centres	<p>Current Supply & Key Issues</p> <ul style="list-style-type: none"> Miners Rest contains no existing Council outdoor or indoor aquatic leisure facility. There are also no indoor multipurpose recreation courts in Miners Rest. However, an outdoor multipurpose one-court facility is provided for within the Miners Rest Community Park. The nearest major facilities are located 9 kilometres south at the Ballarat Aquatic & Lifestyle Centre and Wendouree Sports & Events Centre. Both of these facilities are the focus of major redevelopment and expansion priorities for the City of Ballarat. <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> The projected population capacity of the Miners Rest – Mitchell Park small area generates a need for approximately half of one indoor recreation court. <p>Findings</p> <ul style="list-style-type: none"> The projected population capacity of the Miners Rest – Mitchell Park small area is not sufficient to justify the provision of a new indoor recreation centre for Miners Rest.
Early Years Services	
Long Day Child Care	<p>Current Supply & Key Issues</p> <ul style="list-style-type: none"> Miners Rest currently contains no long day child care centre. The nearest long day child care facility is located 11 kilometres south (about 14 minutes by car) at Goodstart Early Learning Wendouree. This facility currently has vacancies most days of the week for most age groups⁸. <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> The projected 0-4 year old population projections for the Miners Rest – Mitchell Park small area indicate a steady demand for approximately 100 long day child care centre places from 2016 to 2036. This is the equivalent of approximately 1 medium to large long day child care facility. <p>Findings</p> <ul style="list-style-type: none"> Ballarat City Council provides only a small proportion of the long day child care facilities and places available in the municipality. Expansion of its role in long day child care, along with most other Victorian Councils, is not a key priority of Council. However, Council can ensure that child care provision by both the private and non-government sector is delivered and distributed effectively and efficiently via its advocacy and planning roles. Council officers have indicated that the municipality as a whole has an excess supply of long day child care places, and that three new facilities have recently opened. Although it is still possible for a private provider to establish a long day child care centre within Miners Rest, Council would prefer that the current oversupply of places is not exacerbated by encouraging additional provision in the Township in the short-term. However,

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

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

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

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Service / Community infrastructure type	Key Assessment Findings
	<ul style="list-style-type: none"> 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 Hall⁹.
Libraries, Arts & Cultural Facilities	<p>Current Supply & Key Issues</p> <ul style="list-style-type: none"> Miners Rest contains no physical library facility, arts or cultural facilities. However, the City of Ballarat Library Outreach Van visits the Miners Rest Primary School in Dundas Street, 2:30 to 4:30pm, every Monday. The Library Outreach Van provides the Miners Rest community with a fresh collection of adult, young adult and junior fiction, as well as picture books, non-fiction, magazines and CDs, DVDs and talking books <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> The projected population capacity of the Miners Rest – Mitchell Park small area is not sufficient to justify a new Library facility. <p>Findings</p> <ul style="list-style-type: none"> 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.
Health Facilities	<p>Current Supply & Key Issues</p> <ul style="list-style-type: none"> Miners Rest contains no medical centres, primary health service or acute health facilities. The nearest community health and acute health services are clustered 12 kilometres from Miners Rest within the Ballarat Central area. This central location contains Ballarat Health Services, Ballarat Community Health, St John of God Ballarat Hospital and Women’s Health Grampians. <p>Projected demand / supply requirements by 2036</p> <ul style="list-style-type: none"> The projected population capacity of the Miners Rest – Mitchell Park small area indicates a potential justification for at least one GP clinic within Miners Rest. However, the provision estimates indicate an overall need for 2 to 3 clinics over the forecast period. <p>Findings</p> <ul style="list-style-type: none"> This assessment strongly recommends that Council and the structure planning process encourage the provision of a privately-operated GP clinic within Miners Rest. However, the provision of acute public health and community health services within Miners Rest is unlikely to be a viable option.

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

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

Final Report

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

5 Summary of Community Infrastructure Findings and Recommendations

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

5.1 Open, Trails & Cultural Interpretation

- Ballarat City Council to continue to implement a range of initiatives to improve the role and function of the Miners Rest Community Park.
- Ballarat City Council should continue to pursue the development of a shared pedestrian and bicycle pathway along the Burrumbeet Creek that will, the long term, connect Miners Rest with the urban areas of Ballarat.
- Continue to build on the existing Miners Rest Cultural Heritage Trail to include Aboriginal interpretative elements.
- Investigate pedestrian and bicycle pathway development options that best allow for safe and efficient crossing of the Western Highway within Miners Rest.

5.2 Recreation

- While this assessment supports the establishment of an active open space reserve in Miners Rest, it should be acknowledged that future residential subdivision within the Township, the typical method by which growth area Council's secure the land component for active open space, is not likely to be at a sufficient scale to generate a large sports reserve. However, the following two response options are recommended:
 - Option 1 - Ballarat Council purchases land in a suitable location for a new standalone active open space, preferably on the eastern side of the Miners Rest Township, and preferably adjacent to any potential alternative Miners Rest Primary School site; or
 - Option 2 - Ballarat Council and Miners Rest Primary School jointly pursue State Government funding to expand the existing Miners Rest Primary School on its western boundary and establish a joint school / community sports playing field as part of this process. The playing field will have the capacity to cater for junior sporting competitions such as Australian Rules Football, cricket and soccer.
- In pursuing an active open space reserve for Miners Rest, it is also recommended that Council monitor future subdivision proposals in Miners Rest to secure appropriate levels of developer contribution funding that can be directed toward both land acquisition and construction costs.

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

5.3 Early Years Services

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

5.4 Neighbourhood Houses

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

5.5 Community Meeting Spaces and Community Centres

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

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

5.6 Library Services

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

5.7 Health

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

5.8 Education

5.8.1 Primary Education

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

5.8.2 Secondary Education

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

5.9 Residential Aged Care

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

Appendices