

Project: **Ballarat
North**

ID	Q1. Your name	Q2. Your email	Q3. Your postal address	Q4. You can enter your submission	Q5. You can upload your submission	Date
1404202					https://engage.vic.gov.au/dash/project/1771/submission/survey/1404202/attachment/dxbsb2fkojiwmjutmdktmtzumdu6mtq6ndmundu1wg-0-submission-for-ball-north-precinct-plan.docx/download	2025-10-14 20:42:04

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1. After observing other recent housing subdivisions developed in Ballarat my main concern is the minimum block size. Many block sizes in new subdivisions are very small with eaves of houses actually touching each other. When considering climate change and trying to reduce the impact of urban heating it is important to have the blocks large enough to allow for trees and gardens to be established. A guideline of **'30% canopy cover'** can only be achieved by allowing trees to be grown on housing blocks. There needs to be a strict regulation given to developers on the minimum housing block size.

There are targets on densities of houses in the precinct, but R1 page 14 of the PSP states that **'densities lower than targets specified in Table 3, may be considered if it can be demonstrated that the market for housing at the target density is not sufficiently mature'** This statement allows developers a chance to reduce the block size to their financial advantage.

2. Table 8 page 22- 010 states **'to provide an accessible and connected network of local parks, open space and recreation opportunities that meet the needs of the community'** There doesn't seem to be any access available to the 'Old Ballarat Town Common' which is included as green open space from the designated precinct. It appears that the 'Common' has been conveniently included in the PSP to lift the percentage of land allocated to open green space, however, it was stipulated at earlier information sessions that the 'Common' would be left untouched. It should be explained what intentions the Council has for this land, which I believe should never have been included in the area under study for rezoning.
3. We live at the intersection of [REDACTED] and [REDACTED] and are interested to know how that intersection will be upgraded. Our property is accessed via a service road which comes out at Olliers Road, so we are wondering if there will be a roundabout or traffic lights at that intersection. Surely the Council can ask Vic Roads what changes are planned so we are better prepared.
4. The Council state the Creswick Road upgrade is controlled by the State Government, however the Council should be aware of what is happening and the time frame so local residents can be informed.