

Project: **Ballarat
North**

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1. Industrial zone in the southeast corner of the PSP:

- There has been no recognition of heavy vehicles that enter and exit the industrial zone in the southeast corner of the PSP, including b-doubles, that will be entering/exiting the Midland Highway. Noting that Clifford Brick and Tile Transport yard (in excess of 35 trucks), Hodge Transport, Boral Asphalt, Henderson Haulage (trucking company) and Dellavedova Fertilisers are all located on the Old Midland Hwy.

2. Heavy vehicle traffic:

- Heavy vehicles including b-doubles that travel through the Mount Rowan area via Gillies Road and the Midland Highway, including potato trucks travelling to McCains, trucks travelling to the West Employment Zone, livestock trucks accessing the Western Freeway, and horse trucks/floats accessing the Western Freeway from Miners Rest equine precinct.
- There are already delays at peak hour, if 5,600 houses are proposed, then presumably each house at least two cars, so an extra 11, 200 cars using Midland Highway and Gillies Road. There are no proposed extra lanes for Gillies Road. Although extra lanes are proposed for the Midland Highway, the timing is unclear. The proposed extra traffic will create severe congestion and delays, will increase the risk of accidents, especially where local and freight traffic intersect.

3. Interchange of Midland Highway and Western Freeway:

- The intersection of the Midland Highway and Western Freeway has already been identified by Vic Roads as a high-risk intersection, the roundabout is only single lanes and no proposed extra lanes are proposed to be added.
- Safety along Midland Highway between Ballarat and Creswick has already identified as an issue i.e. one of Victoria's most 20 dangerous regional roads across the State, with a history of serious and fatal crashes.
- There is no entry to Western Highway west bound from Gillies Road, which will create extra traffic on Midland Highway.

4. Overpass upgrades:

- There are no proposed updates to the overpass on Gillies Road or Midland Highway.
- Traffic flow would be assisted with an overpass from Noble Court to Forrest Street, allowing direct access to private schools/local amenities and closer proximity to Ballarat central. It would also ensure that both junior and senior school campuses of Ballarat Grammar are connected.

- Any future interventions after the development will cost more and be less effective. Early delivery in relation to road upgrades would ensure proactive traffic management.
- Unsafe for pedestrians/cyclists to use either the Midland Highway Overpass or Gillies Road Overpass. It is unclear when the proposed pedestrian bridge from Noble Court to Forrest Street will be completed.

5. Local Parks:

- The location and scale of local parks does not respond to heritage values, some are co-located with proposed heritage sites, others are not.
- The sizes of the local parks are not consistent i.e. LP-10 is in close proximity to the local sport reserve yet is one hectare in size, whereas others are half a hectare in size (LP-07, LP-11, LP-12, LP-13). The location and proximity to proposed houses is inconsistent, i.e. LP-08, LP-09 and LP-10 are located within close proximity of each other, whereas both LP-12 and LP-13 are in similar sized areas, but do not co-exist with other local parks.
- There is no allocation of funds for the purchase of local parks, whereas funds have been allocated for the sports reserves.
- 13 local parks will create an extra burden on Council's capacity to maintain roads, waste services, parks, community facilities. The Council are unable to maintain the current limited services/facilities in the area.

6. Design Issues:

- The proposed facilities including education facilities, community facilities and sports reserves are not co-located to enable sharing and integration, as per guideline 30. The local sports reserve proposed on Sims Road has not been co-located with the community facilities proposed on the corner of Olliers Road/Noble Court. The P-6 proposed government school on the corner of Olliers Road/Noble Court is not located with a local sports reserve.
- The potential fire services utility proposed on Sims Road, has not been co-located with the existing Mount Rowan Incident Control Centre on the Old Midland Highway.
- The local community facilities have not been incorporated into the existing Ballarat Showgrounds and Events Centre on the Midland Highway.
- The intersection of Olliers Road and Noble Court creates significant congestion with residential traffic from residential houses in Noble Court, traffic associated with the proposed local community facilities/proposed government school and local convenience centre, in addition to areas of increased density around the local convenience centre.

- Increased density housing proposed in the flooding area at the intersection of Midland Highway/Olliers Road. Also, noting traffic issues already referred too.

7. Number of schools and early education centres already in the area:

- There are already existing schools/early education centres in close proximity, including the following:

Secondary Schools -

- Mount Rowan Secondary College (2.6km via road)
- Ballarat Grammar School (4.5km via road)
- Loreto College (6km via road)
- Ballarat High School (6.5km via road)
- St Patrick's College (7.6km via road)
- Clarendon College (8.1km via road)

Primary Schools -

- Our Lady Help of Christians Primary School (2.3km via road)
- Wendouree Primary School (2.4km via road)
- Yuille Park Community College (2.9km via road)
- Forrest Street Primary School (3.1km via road)
- Invermay Primary School (4.9km via road)
- Ballarat North Primary School (5.7km via road)
- Macarthur Street Primary School (6.1km via road)
- St Columba's Primary School (6.3km via road)
- Miners Rest Primary School (7.1km via rad)
- Pleasant Street Primary School (7.4km via road)

Early Education Centres -

- Rowan View Children's Centre (2.8km via road)
- Yuille Park Children's Centre (2.8km via road)
- Green Leaf Early Learning Centre (3.3km via road)
- Goodstart Early Learning Wendouree (3.3km via road)
- Ballarat Grammar Centre for Early Education (3.7km via road)
- Goodstart Early Learning Centre Ballarat (4km via road)
- Milestones Early Learning Centre Soldiers Hill (4km via road)
- Ballarat North Early Learning Centre (6km via road)
- Soldiers Hill Kindergarten (6.2km via road)

8. Burrumbeet Creek:

- Will the health of the downstream waterway decline as a result of the development?

9. Supermarkets/Speciality Shops already within close proximity:

- There are already existing supermarkets/speciality shops in close proximity, including the following:
 - Stockland Wendouree corner of Norman and Gillies Street (two supermarkets and over 100 speciality stores) – less than 3km from Mount Rowan
 - Aldi, 21 Learmonth Road Wendouree – less than 4km from Mount Rowan
 - Ryans IGA Northway, Doveton Street North – less than 4 km from Mount Rowan
 - Howitt Street Shopping Centre, including Woolworths and speciality shops – less than 5km from Mount Rowan
 - Ritchies IGA, Howe Street Miners Rest – less than 4km from Mount Rowan

10. Constructed Waterway Costs:

- In relation to the flood prone area of Olliers Road and the Midland Highway, any flood remediation costs should be met by landowners, rather than the development contribution fund. Noting the land was purchased with the knowledge that there was a flood overlay.

11. Heritage overlays:

- The heritage overlay proposed for 112 Olliers Road is not symmetrical in keeping with the symmetrical design of the house. Noting that gardens/trees of other proposed heritage overlays have not been included within the boundaries. All surrounding gardens/trees or 'generous garden setting' at 112 Olliers Road have been planted over the last 35 years and are not in keeping with the original design, noting it was originally grazing land.
- None of the proposed heritage overlays within the area have previously been recognised as significant. Noting, some of the proposed heritage overlay properties have had significant original outbuildings demolished within the last two years.

12. Contamination:

- Various properties have been identified with possible contamination, noting all properties have previously been utilised as farming with the same prospects of potential contamination.
- Current land uses have not been considered regarding potential contamination, and such properties have not been accurately documented.