

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
1406043				<p>Concerns Regarding the Proposed Ballarat North Plan</p> <p>I would like to raise the following concerns in relation to the proposed Ballarat North development and its potential impacts on both the future residents of this new community and the existing neighbouring communities. It is requested that each of these matters be addressed in parallel or incorporated into the gazetted plans.</p> <p>1. Western Freeway Overpasses – Traffic Safety and Capacity</p> <p>It is requested that the appropriate government body be engaged to initiate planning and upgrades to the overpasses along the Western Freeway between the Midland Highway and Howe Street.</p> <p>These overpasses already experience significant congestion during peak periods, with right-hand turns when exiting the freeway (Ararat-bound) becoming increasingly difficult and hazardous. With the anticipated increase in population resulting from the Ballarat North development, failing to upgrade this infrastructure</p>		2025-10-20 09:35:33

				<p>will likely lead to higher traffic volumes, increased collision risks, and greater danger to motorists and pedestrians alike. Early intervention and planning for these upgrades are essential to ensure community safety and maintain efficient traffic flow.</p> <p>2. Increased Housing Density Adjacent to Miners Rest</p> <p>The proposed zoning of higher-density housing along the boundary adjoining the Miners Rest community is inconsistent with the principles outlined in the Miners Rest Township Plan. The Township Plan emphasises larger lots and a rural character, and specifically notes that future development in Ballarat North should complement these values.</p> <p>Given that the Ballarat North development will be visible from Miners Rest homes, it is requested that the current proposal for increased density housing along this shared perimeter be revised to Balanced Housing. This adjustment would align the development with the intent and character of the Miners Rest Township Plan and support a cohesive transition between the two communities.</p> <p>3. Climate Change and Urban Heat Risk</p> <p>The proposed development will introduce substantial new roads and infrastructure, while retaining only limited green space. It is therefore important to understand what Climate Change Risk Assessment has been undertaken for this project.</p> <p>The Ballarat City Council has previously indicated the importance</p>		
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				of such assessments to mitigate the formation of urban heat islands and to ensure developments are environmentally sustainable and resilient to climate impacts.		
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