

ATTACHMENT 3: Summary of Submissions

Draft Ballarat Strategy consultation

April – June 2015

The **64** submissions can generally be categorised as follows:

# of submissions	Category
60	General support (some with specific requests for refinement)
2	Specific concern without reference to the merits of the wider strategy
2	General concern with the scope and content of the Strategy

When the discussion within each submission is separated, they identify the following key themes:

[note: a single submission often discusses multiple issues, so can be counted multiple times]

# of submissions	Themes
46	a) Specific support for identified projects
45	b) General support
28	c) General support for the importance and overall vision of the document and implementation into the Ballarat Planning Scheme
24	d) Specific requests for changes / refinement of content
15	e) Specific support for '10 Minute City' concept and higher density infill development
11	f) General comments
8	g) Agency Responses
7	h) Specific issues outside the scope of the Ballarat Strategy
5	i) Targets and more detailed implementation
5	j) Canadian Valley and Strategic Habitat Connections
3	k) General objections/comments
2	l) Site specific requests to be considered for long-term greenfield development

a) Specific support for identified projects

No.	Summary of submissions
S2040#5	Particularly commendable are the: <ul style="list-style-type: none"> Expansion of the Ballarat Technology Park, Eureka Stadium Project, Emergency Services Hub, The Industry provisions and actions noted on P 106 to protect Industrial areas
S2040#6	<ul style="list-style-type: none"> It is great to see that Council is continuing to plan for and encourage continued development and growth, particularly in the areas of: Local tourism via upgrades to transport links, enhancing main entrances to Ballarat and upgrades to services and facilities Providing opportunity for residents and businesses in the Ballarat West Growth Zone Developing the expanded Ballarat Sports & Events Precinct around the Eureka Stadium
S2040#7	Submitter notes and strongly supports the number of Key Council Supported Projects currently in progress around Ballarat, including: <ul style="list-style-type: none"> Ballarat Sports & Events Precinct around Eureka Stadium, Ballarat West Employment Zone which will provide exciting new job opportunities for the region, The Waste-to-energy facility, Ballarat Western Link Road, Regional intermodal freight hub, Redevelopment of the Ballarat Railway Station, CBD Strategy, Ballarat Sports & Events Precinct around Eureka Stadium, Expanded Ballarat Aquatic & Lifestyle Centre, Ballarat Regional Soccer Facility at

	<p>Morsehead Park, Expansion of the Ballarat Technology Park,</p> <ul style="list-style-type: none"> • Introduction of VicSmart planning controls in the Ballarat Planning Scheme
S2040#12	<p>The Committee fully supports the strategy's vision to revitalise the CBD, create world-class health and education facilities and deliver major events and culture. This vision supports Committee's current work championing a number of projects: to bring more activity and life to our CBD; to develop job-creating opportunities on the current Civic Hall site; to develop a major sport and entertainment precinct at North Ballarat (Eureka); and to continue the planned development of the health and education precinct in Mair Street.</p>
S2040#13	<p>The submitter supports the Draft Ballarat Strategy particularly in respect to:</p> <ul style="list-style-type: none"> • Warrenheip Growth Option including investigating potential development on the north side of Western Highway, Provision of a new train station at Warrenheip, Eureka Stadium Precinct, Western Growth Area, Employment Zone, 10 Minute City
S2040#15	<p>Also other benefits of the strategy supported are:</p> <ul style="list-style-type: none"> • 10 minute city, Western Growth Zone, Employment Zone, Link Road, Pleasant Street soccer facility, Train station re-development, Greening Ballarat <p>The submitter is deeply committed to assisting to achieve the directions of the Strategy.</p>
S2040#19	<p>Submitter believes this Strategy will encourage great business, sporting and tourism opportunities for Ballarat. The industrial section of the strategy on page 102 is also supported</p>
S2040#20	<p>The following key components of the Draft Ballarat Strategy:</p> <ul style="list-style-type: none"> • Ballarat Sports and Events Precinct around Eureka Stadium, 10 Minute City, Greening City • Urban renewal opportunities, Urban forest concept, The new residential areas in the Ballarat West Growth Zone, Ballarat West Employment Zone, Waste to energy facility planned in BWEZ, Ballarat Western Link Road, Regional intermodal freight hub, Emergency services hub in Carngham Road Delacombe, Redevelopment of the Ballarat Railway Station, Implementation of the CBD Strategy, Expansion of the Ballarat Aquatic and Lifestyle Centre, Ballarat Regional Soccer Facility , Proposed expansion of the Ballarat Technology Park, Managing changes in historic cities being piloted in Ballarat
S2040#22	<p>The following items demonstrate Ballarat is a vibrant city on the move:</p> <ul style="list-style-type: none"> • The new residential areas of the Ballarat west Growth Zone, providing many opportunities for businesses and residents to live in master planned communities • The Ballarat West Employment Zone which will provide exciting new jobs for the region • Eureka Stadium Precinct, The waste-to-energy facility planned in BWEZ, The Ballarat Western Link Road, the regional intermodal freight hub, the emergency services hub • Redevelopment of the Ballarat Railway Station, CBD Strategy, Expanded Ballarat Aquatic and Lifestyle Centre, Ballarat Regional Soccer Facility, Expansion of Ballarat Tech Park
S2040#22	<p>Submitter particularly supports the draft Ballarat Strategy in regard to the recommendations contained within 'Industry – Section 1' in relation to protecting key industrial land from encroachment by sensitive uses, and particularly the 'Supporting Actions' at page 106 which specifies:</p> <p>Short-term - "Review planning for the Industrial 1 Zone land west of Buninyong in proximity to Scotchman's Lead Road, with a view to ensuring that it is appropriately protected for future use by heavy industry".</p> <p>Submitter requests to engage directly with Council to work on appropriate buffers being maintained to the various areas of the Industrial Zone above.</p>
S2040#24	<p>Supports the following in particular:</p> <ul style="list-style-type: none"> • 10 Minute city concept, Western Growth Area, Employment Zone, Expanded Eureka Stadium precinct and proposed Selkirk Station, Development of township areas including Buninyong southern expansion
S2040#26	<p>Submitter particularly supports and encourages the Draft Ballarat Strategy in relation to the employment growth zones, development of township areas like Miners Rest, BWEZ and the Eureka Precinct Zone which will provide significant recreational and associated benefits. Submitter supports development in the Mount Rowan area and would request to be actively involved in any process taking place.</p>
S2040#31	<p>Particularly supports the following:</p> <ul style="list-style-type: none"> • Ballarat West Employment Zone, CBD revitalisation, Tourism promotion, Eureka Stadium Precinct, Ballarat West growth Zone, Support for future greenfield opportunities, 10 minute

	city concept, Support for higher density infill development to provide more diverse housing forms in established suburbs
S2040#44	<p>Submitter was particularly interested in the plans for the 2040 vision including:</p> <ul style="list-style-type: none"> • Supporting economic transition and recognition of key economic clusters • Local plans for local communities reflecting the amenity and environment of those areas and the wishes of the majority of residents • The great social and job opportunities presented by the Eureka Stadium project • The expansion of the Ballarat Technology Park to create jobs in the Mount Helen regional Employment Cluster and the promotion of excellence in the Federation University • Protection of designated industrial areas from encroachment by non-complementary uses, such that Industry can grow to support job opportunities • Providing opportunities for residential expansion to the west and east of Ballarat within the 8 km zone <p>The opportunities for residential infill and higher density in the 10 minute City of Ballarat promoting urban forest and parks where it does not clash with economic progress, the necessary residential expansion or residential fore protection</p>
S2040#52	<p>It is evident that Council has been carefully planning to support the projected population growth planned for Ballarat through substantial investment in new community infrastructure. In recent years the City of Ballarat with support from the State Government has:</p> <ul style="list-style-type: none"> • Approved the Ballarat West Growth Area, Approved the masterplan for the employment zone at the airport creating thousands of jobs, Duplicated Sturt Street west of the Arch of Victory, Constructed a new railway station at Wendouree, Commenced upgrades to the Ballarat aquatic centre, Commenced works on the future western link road, Committed to a new police station and emergency services hub in the Ballarat West Growth Area <p>Additionally new major projects planned such as the major sports and events precinct, the Railway Station redevelopment, and the employment zone are real game changers for the City and further support the anticipated growth.</p> <p>Submitter also supports the redevelopment of the Civic Hall site. We encourage Council to vigorously pursue the VicRoads relocation or a similar government department for this site. This would create hundreds of jobs, transforming the CBD site into a vibrant hub of activity as envisioned in the CBD strategy. We, along with a large portion of the business community would be happy to accompany Council in a community presentation to the State Government (similar to what was achieved during the Regional Capital Plan launch) to lobby for the relocation to Ballarat over alternate sites such as Dandenong. We believe this project is a real possibility and would provide the community, business and investors with a massive boost of confidence in Ballarat (similar to the benefits seen by relocating the TAC and Workcover to Geelong and the new Hospital for Bendigo).</p>
S2040#5	The Ballarat West Growth zone plan is excellent and the community facilities at Lucas are commendable. I look forward to similar consideration in the strategy for the Ballarat Eastern zones.
S2040#17	The benefits of the Employment Zone should be strongly encouraged. This is a visionary project that will generate jobs that otherwise may not have been attracted to Ballarat.
S2040#19	Submitter believes the benefits of the Employment Zone should be strongly encouraged
S2040#21	The benefits of the employment zone and the current strong expansion of the growth area in Ballarat West will encourage growth in jobs and that brings prosperity to the whole community for many years.
S2040#29	Support and development of Employment and Growth Zones. This will encourage an increase in housing and business opportunities in and around Ballarat and will also assist with providing opportunities for local employers and businesses.
S2040#30	Submitter supports the early facilitation and delivery of key infrastructure and projects within the growth areas of Ballarat. These should be a priority for Council and be strongly encouraged.
S2040#30	Submitter believes the Western Link Road is crucial for the future of Ballarat, not only does it provide necessary linkages between north and south but critically it will remove a large percentage of heavy and dangerous transport form the CBD. This will enable the rejuvenation of

	the CBD and make it a more pedestrian friendly destination. A win win outcome. Key to this successful CBD transition will be the development of the Train Station Precinct and Civic Hall sites. These are key public sites that will anchor and shape this city for the next 50 years.
S2040#36	Supports Ballarat West Growth Area
S2040#39	Ballarat West Employment Zone - Submitter asserts this must be supported, but not at the expense of CBD revitalisation and growth.
S2040#40	Many businesses will enjoy the financial benefits of the employment zone and expansion of the western growth area in Ballarat. In fact the western growth area is already delivering considerable economic benefits for the Ballarat economy (e.g. Lucas).
S2040#41	The City's delivery of the Ballarat West Employment Zone and the associated infrastructure and transport links is critical. The City has a continued role in encouraging business growth through its planning, economic development and cultural activities.
S2040#48	At p38 (<i>Transport and Land Use Planning</i>), there are recurring references to the BWEZ. Rightly so. This Association fully supports the development of this Zone.
S2040#52	Anthony should also be congratulated on establishing the growth fund. The growth fund will support the early delivery of infrastructure and services to new growth areas, often before developer contributions funds can be collected from developers. We applaud Council for their support of this fund as this early provision of services and infrastructure is absolutely critical to the success and community acceptance of "growth" and can counter many of the negative connotations associated with new growth.
S2040#6	The submitter was also happy to see the expanded Eureka Stadium Sporting Precinct. This should continue to be supported by Council as part of the Ballarat Strategy in order to revitalise Ballarat's major sporting venues and encourage further economic and tourism growth to the city. Ballarat continues to improve in its staging of important sporting/ tourism events and having improved venues and services at Eureka Stadium can only enhance this success in the future.
S2040#10	Submitter supports the proposed Eureka Stadium Sporting Precinct is an exciting and valuable component of the draft Ballarat Strategy.
S2040#15	I particularly commend the inclusion in the Draft Ballarat Strategy for expanding the Eureka Stadium Precinct to provide a significant economic boost to Ballarat and attract major sporting events and supportive facilities. Future development and upgrade to the area around the Eureka Stadium Sporting Precinct to turn it into a dynamic, vital and well utilised community resource is to be commended.
S2040#16	The expanded Eureka Stadium Sporting Precinct will be a substantial enhancement for Ballarat and I support the continued development of this area to provide quality sporting, entertainment and associated facilities in the future.
S2040#17	I have read the Draft Ballarat Strategy and support many key components of the report and particularly the Eureka Sports Stadium Precinct. What an opportunity for Ballarat!
S2040#18	I want to particularly express my support for the extension of the Eureka Stadium Precinct that will encourage further growth and help attract sports and tourism events to Ballarat.
S2040#19	Submitter supports many key components of the report including the Eureka Sports Stadium Precinct
S2040#20	Submitter particularly supports the provision in the Draft Ballarat to promote land use change opportunities alongside the proposed upgraded Eureka Stadium Sporting Precinct including the proposed Selkirk Station to support a comprehensive revitalisation of this area.
S2040#21	Commends the investigation and consideration of the future development of the Eureka Stadium Precinct. An expanded precinct on both sides of Creswick Road provides opportunity for significant public/private sector investment, further adding to the many benefits of the project. The Eureka project will provide numerous recreational and employment benefits. Congratulates Council for inclusion of the Selkirk Precinct on page 88 encompassing the Eureka Stadium Precinct. Commends and supports the expansion of the station network and notes the inclusion of a proposed new train station adjacent to the Eureka Stadium within the draft Ballarat Strategy. Submitter believes that providing rail access to the Eureka Stadium will provide a significant boost to the area as a developing centre for major sporting and entertainment events.
S2040#22	The Eureka Sport and Events Precinct is a 'game changer' for Ballarat and will positively affect Ballarat for generations to come.
S2040#29	The expanded Eureka Stadium Sporting Precinct and consideration of provision of the new

	adjacent train station to assist with securing major sporting and event opportunities for our city.
S2040#30	I support projects which promote job creation and which benefit our community and I think that with strong leadership and wisdom from Council, the draft strategy can be used as a platform for this to occur. The upgrading of the Eureka sporting precinct is a great opportunity for the city to facilitate additional sporting facilities as well as boosting tourism and economic development in the city.
S2040#32	The Eureka Stadium Precinct is a fantastic opportunity to make our community even better by building on existing assets and promoting national level sporting facilities and entertainment venues for future generations
S2040#33	Supports the Eureka Stadium precinct
S2040#34	Submitter strongly supports the expanded Eureka Sporting Stadium Precinct and believes it will generate further business and tourism opportunities for Ballarat as a whole.
S2040#35	Supports the Eureka Stadium Sporting Precinct as it will bring significant benefits to a large number of local businesses
S2040#40	We support the inclusion of the Eureka Stadium Sporting Precinct but note that independently our site also provides a substantial urban renewal opportunity which can generate significant benefits to the wider community.
S2040#52	Submitter is particularly excited about the Ballarat Sports and Events / Eureka Stadium Precinct and the investment Council and the State Government are about to make into this area. This is a unique asset and with an initial investment of \$31.5m it will attract National and State events including the AFL, National League Basketball and National League Netball. Links to the adjacent precinct will provide great urban renewal opportunities also while improving an important gateway entry into the City.

Response:

The City of Ballarat acknowledges the support for a large number of Key Council led projects in recent years, including:

- Expanded Ballarat Aquatic & Lifestyle Centre
- Ballarat Regional Soccer Facility
- Expansion of the Ballarat Technology Park
- Ballarat Sports & Events Precinct around the Eureka Stadium
- Ballarat West Growth Zone
- Western Link Road
- The Waste-to-energy facility planned at BWEZ
- The Regional intermodal freight hub

Council appreciates the support and will continue to facilitate key projects and initiatives which are underway and are already benefitting the Ballarat community.

b) General Support

No.	Summary of submissions
S2040#1	Good job done and about time also
S2040#2	Submitter congratulates those involved with this substantial piece of work
S2040#3	The submitter acknowledges we have produced such comprehensive strategy documentation A prodigious (impressive) effort anyway
S2040#4	Congratulations definitely a very impressive document. Good work and very well done.
S2040#5	Submitter congratulates the Council on its vision and diligence in preparation of the report.
S2040#6	Submitter advised support regarding its contents.
S2040#7	Submitter supports recommendations & comprehensive strategies outlined in the document
S2040#8	Submitter believes it is a well-presented document.
S2040#10	Submitter expresses support for the draft Ballarat Strategy

S2040#11	Submitter congratulates the hard work and extensive consultation that has gone into the compilation.
S2040#12	Committee for Ballarat believes that the vision and strategy outlined in the Ballarat Strategy are 'right' and commends Council on the document.
S2040#13	Supports the Draft Ballarat Strategy
S2040#14	Expresses support for the draft Ballarat Strategy
S2040#15	Submitter advises strong support for the draft Ballarat Strategy
S2040#16	Submitter expresses support for the draft Ballarat Strategy
S2040#17	Submitter expresses support for the draft Ballarat Strategy
S2040#18	Submitter expresses support for the draft Ballarat Strategy
S2040#19	Submitter supports many key components of the report
S2040#20	Submitter confirms support for the draft Ballarat Strategy
S2040#21	Congratulates Council CEO, Management team and support staff for developing and progressing the Ballarat Strategy
S2040#22	Supports the draft Ballarat Strategy
S2040#23	Submitter states the document is presented as a comprehensive and well produced publication, outlining an overall vision for Ballarat City's long term future to 2040
S2040#24	Supports the draft Ballarat Strategy. Council should be commended for such a visionary 30 year plan
S2040#26	Submitter offers support for the Draft Ballarat Strategy. Submitter congratulates the Management Team for such visionary planning.
S2040#27	Council's Strategy is of significant interest as the long-term provision of resources and infrastructure
S2040#28	Submitter has read the Draft Ballarat Strategy, and generally supports the thrust of the vision. Generally, there is much to like in this strategy.
S2040#29	Submitter congratulates Council on the Draft Ballarat Strategy
S2040#30	I strongly support the draft as exhibited as it represents a significant positive step forward for the future planning of this great City
S2040#31	Supports the draft Ballarat Strategy as exhibited
S2040#32	Supports the Draft Ballarat Strategy and many initiatives designed to bring jobs and prosperity to the whole community
S2040#33	Offers support for the draft Ballarat Strategy
S2040#34	Supports Council in its implementation of the draft Ballarat Strategy
S2040#35	Supports the Strategy
S2040#37	Congratulations on such a comprehensive plan that considers the broader health and wellbeing impacts of planning on the community
S2040#38	The FoCC strongly supports the development of the Ballarat Strategy
S2040#40	Commends the council on the Draft Ballarat Strategy
S2040#41	I wish to commend the City of Ballarat for undertaking this project and all the work that has been carried out to date to bring this document to this stage. It has been a big effort and a big step forward from the past, so congratulations!
S2040#42	The City of Ballarat should be congratulated on the quality of the work undertaken to date.
S2040#43	It is a handsome document and obviously a lot of work.
S2040#44	Submitter supports the draft Ballarat Strategy and early process to implementation
S2040#52	Submitter commends the Council on its initiative and leadership on such a significant strategic planning process. The Ballarat Strategy has been carefully prepared following detailed consultation and input from Council, service authorities, specialist consultants and the community. It is well considered and well written with its strong vision and principles for promoting growth. These principles contribute to our Liveability and are fundamental to the art of community creation and growth planning.
S2040#60	We commend you on the development of a comprehensive and forward thinking draft Strategy for the City.
S2040#61	The report is a comprehensive and ambitious product from many inputs. Means for its evaluation and monitoring over the next few years could be invaluable.
S2040#63	Submitter congratulates all involved in this project and congratulates on the development of a comprehensive positive and progressive strategy

Response:

City of Ballarat acknowledges the many submissions which offer praise for the extensive work in developing the Ballarat Strategy and all the consultation to date leading up to its production and then final completion. The community has played a major role in determining the direction of the Strategy.

c) Importance of the vision and implementation into the Ballarat Planning Scheme

No.	Summary of submissions
S2040#5	It was very good to see the detailed strategic planning that the City of Ballarat have done moving forward to the next stage.
S2040#6	Believes it is extremely important for Ballarat to have a "road map" in place to continue to aim for future economic growth, support both commercial and residential development in a structured manner and provide solutions for improved infrastructure which Ballarat requires as a rapidly growing region.
S2040#11	It is an excellent compilation of many exciting strategies for a balanced development of our city and its hinterland over the next 25 years
S2040#12	The Draft Ballarat Strategy document outlines a strong vision of how Ballarat can positively manage growth over the next 30 years. The Draft Ballarat Strategy provides a framework to ensure the things that our community values are enhanced and protected. At the same time it sends a strong message that Council is committed to managing growth and making decisions about land use to meet the needs of our growing population and allow Ballarat to develop as a thriving and progressive city.
S2040#17	This strategy is the most comprehensive piece of planning work ever done in Ballarat.
S2040#18	I have no doubt that the Draft Ballarat Strategy will provide Ballarat with a comprehensive long term strategy to ensure it continues to grow and succeed into the future.
S2040#20	The submitter believes the draft Ballarat Strategy is a very impressive document. Submitter confirms support for the Strategy and believes it may address many key areas in relation to promoting future growth, development and prosperity for Ballarat. The ability for Council to implement a 30 year plan will be a game changer for generations to come. This is the first time in the submitters understanding that a Ballarat Council has prepared and implemented a 30 year plan for the municipality.
S2040#22	The submitter would like to commend the Council CEO for his vision and progressive thinking in initiating the Ballarat Strategy to enhance successful growth in business and development for the Ballarat Region.
S2040#23	Ballarat does need a planning guide into its future, to avoid present and past ad hoc planning and development decisions determined by Council. The Draft document presented will go a long way towards this ideal goal. Submitter feels it is more a "vision" document as such. The implementation and key actions in each section are "motherhood" statements - "warm and fuzzy," reassuring the community of their future involvement.
S2040#24	Supports the draft Ballarat Strategy. Council should be commended for such a visionary 30 year plan
S2040#26	Submitter asserts it is encouraging to see that Council are planning for future development, services and infrastructure for the years to come.
S2040#31	Submitter congratulates Council and its team for its work being undertaken to provide Ballarat with a comprehensive and clear strategy for the future
S2040#33	It is great to see strong leadership from Council in regard to formalising focus on long-term growth, revitalisation, development and planning
S2040#34	Submitter commends Council for its forward thinking and future planning for our city and surrounding areas
S2040#35	Thanks for putting out in general a great strategy and have the vision to put Ballarat on the map and make sure that we all can be proud to be here
S2040#36	Submitter believes the document to represent a credible way forward for the future

	development of Ballarat.
S2040#38	Supports the document to guide and regulate future growth, development and the conservation of natural, cultural and heritage values of Ballarat.
S2040#40	We would like to commend the Council on its vision to develop the Ballarat Strategy, which strongly encourages growth and development in the Ballarat area through to 2040.
S2040#41	The City should be applauded for the excellent work in developing this strategy on behalf of the community.
S2040#44	It is very encouraging to see the City of Ballarat preparing such a comprehensive strategy plan for the future of our city
S2040#6	The Draft Ballarat Strategy is an important document and will move Ballarat forward over the next twenty years and should be incorporated into the Ballarat Planning Scheme as quickly as possible.
S2040#7	It will be great to have the Ballarat Strategy implemented in the planning scheme in the near future.
S2040#12	The Committee now calls on Council to show strong leadership by adopting the strategy in July this year and embedding the principles within the Ballarat Planning Scheme and Municipal Strategic Statement in late 2015 to make sure it is implemented.
S2040#13	Submitter looks forward to Council implementing the Ballarat Strategy as soon as possible.
S2040#21	Submitter strongly urges Council to keep the process moving to enable this important landmark project to be achieved (i.e. incorporate the Ballarat Strategy in the planning scheme).
S2040#24	Implementation of the plan should be of the highest priority for Council
S2040#30	It needs to become an essential document for this city and its future development. One of our greatest strengths is the heritage of the city which must be retained and enhanced, the challenge is to blend old and new. Many cities around the world have done this with great success. Ballarat must follow this lead and provide incentives and encouragement through the planning scheme and other processes to encourage this style of development in our city.
S2040#62	The report is a comprehensive and ambitious product from many inputs. Means for its evaluation and monitoring over the next few years could be invaluable.

Response:

City of Ballarat acknowledges the supportive submissions with a view to the future. Council officers will be working to have the Ballarat Strategy incorporated into the planning scheme as soon as practicable. It is pleasing to see the majority of submissions are in support of the overall vision of the document and in implementing it into the Ballarat Planning Scheme.

d) Specific requests for changes / refinement of content

No.	Summary of submissions	Response
S2040#2	The mechanisms to achieve urban renewal and higher residential densities are not identified, particularly given disparate/fractured land ownership; precinct by precinct development yield numbers are not quantified (preferably precinct by precinct) to meet 50% target; no debate over the impact this will have on built form other than a brief mention of the need to consider some higher density development around key areas (would you recommend a height limit on apartments? would they differ in precincts? or are they to be judged on their merits, which is laudable but inviting a protracted appeals process?).	The Strategy sets the aspiration for greater infill. A key identified action is to undertake local structure planning to determine the best mechanisms to affect real change. This more detailed work is intended to answer the very questions raised. It is identified as further work
S2040#2 and 2a	You need to at least consider some sort of urban development authority to achieve your objectives, otherwise you run the high risk of being defeated by	An urban development authority is not required to achieve greater infill. It is the role of Council, to

	<p>owner/developer/builders dashing your dreams for higher density development as they build miserable, cheap two storey dwellings on existing lots, with no one able to muster the money or land parcels necessary to see us replicate the best of height controlled European cities such as Paris or Milan.</p> <p>What mechanism will deliver parcels of land sufficiently large to achieve new, well-designed, affordable and higher density suburbs from our existing small allotment ownership reality? An objective is one thing. A means of achieving it -entirely another. The description you provide of the Investment Facilitation Group p.147 does not go far enough.</p>	<p>encourage the market to develop the land, which could include planning controls, master planning, mediation between land owners or other mechanisms. The policy position is clear that greater infill is encouraged in specific areas.</p>
S2040#2a	<p>Submitter reiterates a 'no regrets' policy approach to climate change and sustainability. For instance, planning for adaptation to severe climate change impacts now should be done in such a way as to deliver us on-going benefits, even if impacts prove less than severe. Similarly, investing without an eye to climate change is likely to result in investments that will fail in future, or require expensive retrofitting.</p>	<p>Climate change is a core consideration of Council decision-making. The Strategy outlines how it is a key challenge and opportunity which has been extensively considered.</p>
S2040#2a	<p>Include an additional Principle entitled Provide value for Money. We need to establish clear cost benefit analyses for the life of infrastructure assets prior to committing to projects. The reality is that with continued and serious underfunding of BCC's \$1.5b of assets that the discretionary spend on new capital works, especially in light of imminent rate capping, is minimal. The Strategy would benefit considerably from spelling this out plainly from the outset, and lowering expectations of vested interests.</p>	<p>The high-level strategy recognises the key challenges and opportunities, and articulates the way forward to achieve the shared community vision over 25+ years. Implementation is guided by the 4-year Council plan. Value for money is a key consideration in developing the budget to implement that program of work.</p>
S2040#2a	<p>Whilst no longer apparently supported in the text, the use of the term Regional Capital Precincts on several maps (Figures 21 - 26) is confusing. What are they, and how do they relate to Activity Centres?</p>	<p>Noted – Regional Capital Precincts have been renamed “Regionally Significant Precincts” for clarity.</p>
S2040#8	<p>Create some more bike, walking and running tracks in the Creswick state forest since there is a lovely view and/or around the areas - Maybe this could include an online interactive app of walking tracks around Ballarat</p>	<p>Noted. Recorded for consideration as part of more detailed future planning.</p>
S2040#9	<p>The document would be enhanced if a short sharp summary was provided at the beginning in simple easy to understand language with links to the detail in the report to support the strategies proposed. Most people are unlikely to bother reading a document of this size and will seek to read the parts that interest them. I recognise the need for a comprehensive document for use by Council and agencies that can be referred to and hope that it is a valuable reference for all of Councils activities</p>	<p>The executive summary provides a concise 15 page summary of the key issues. It has been further refined for the final version.</p>
S2040#11	<p>The section on tourism (pp 113-116) I believe understates the role which Sovereign Hill will contribute to play in driving regional tourism dispersal to our city. The easy connection with the curfew-free Melbourne Airport is also not highlighted. Provision should therefore be made within the draft strategy for support of Sovereign Hill's ongoing development. It would also be appropriate to have major photographic imagery of Sovereign Hill within the document.</p>	<p>Noted. Document refined as appropriate.</p>

S2040#28	Accessible and liveable section P. 132-3 speaks about the importance of improving the public realm in the CBD. It should be more specific, identifying key sites, most particularly the Civic Hall site, and the importance of links with nearby transport and cultural precincts such as the Railway station precinct and Lydiard St. cultural institutions.	The specific guidance requested is already provided in Making Ballarat Central: the CBD Strategy (2010). It is not repeated here, but that work is clearly referenced as adopted CBD policy.
S2040#28	Page 56 Arts and Culture is a major area that seems to be missing from Section 1, Productive Ballarat. We have one of the finest art galleries in Australia, yet it does not get a mention. We also have one of the finest historic theatres in Her Majesty's. Section on 'Tourism' (p. 113ff) should mention these key cultural assets, along with the historic buildings of Lydiard St. Tourist don't come here for wine-bars and restaurants, though its great to have them. They come here to appreciate our history and heritage. The Art Gallery is a prime tourist asset that must be mentioned.	The Art Gallery is already referenced at p23 – noting Ballarat as an internationally recognised tourism destination.
S2040#40	Submitter believe the following sentence on page 88 should be change to: <i>"A strategically important area, encompassing the Eureka Stadium precinct, current Ballarat Showgrounds site and large areas of industrial land close to the centre of Ballarat. This precinct represents independently a significant urban renewal opportunity in its own right involving significant land use change which will also complement the Eureka Stadium Sporting Precinct and utilize its direct access to the railway line and proximity to the Western Freeway."</i>	Noted. Document updated accordingly.
S2040#41	Locate sites for infill and CBD development. Say 'discourage sprawl development' and encourage CBD living.	This is already recognised in Section 3, Housing.
S2040#41	Ballarat has a high responsibility to mitigate Climate Change. I would like to see the final draft of the Ballarat Strategy have a multiple-page section on Climate Change mitigation. My suggestion is to detail a section on Climate Change mitigation and set major review milestones to specifically adapt our strategy in line with other partner cities.	Mitigating climate change is an important response. As outlined in Section 5 – Climate change impacts – the response to climate change is embedded throughout all elements of the strategy. It is the role of all projects to help mitigate climate change impacts, as well as prepare resilient communities and reduce our contribution of greenhouse gases.
S2040#2	I note you have persisted with Eureka Stadium as a major project and not taken up my suggestion that the Eastern Oval might be a better alternative investment and also offer opportunities to fulfil passive and active recreational demands from future infill residents living in apartments in the CBD	The area around Eastern Oval is also recognised as a potential urban renewal area (Scott Parade Precinct – Inner City Mixed Use)
S2040#41	Need more criticality about transport - p23 for example. Transport patterns in Ballarat are dire and there is so much work to do	Noted. Action plans for a more sustainable transport system (Initiative 4.1) will address related issues.
S2040#42	It is important to highlight opportunities for value adding in the food and fibre sector. There is a transition to higher value added in our agricultural products and Ballarat is well placed to take advantage. The focus on industry is on improved productivity and	Noted.

	<p>innovation. This sometimes conflicts with the broader public view regarding employment within the manufacturing sector. Unfortunately jobs losses and slow employment growth within the manufacturing sector has meant its contribution to the local economy has changed. Manufacturing will remain a significant part of a diverse Ballarat economy which is more resilient to global competition. This needs to be supported with the ongoing focus by the City on productivity and innovation.</p>	
S2040#43	<p>One thing that is missing in the city process is participation in one or more of the smarter cities programs like ICLEI, covenant of mayors or similar. There may be something but I am not seeing any outcome. I am also not seeing any serious work on reducing waste to landfill - this should be a relatively easy one to implement and highly cost effective but the process has been going on for five years.</p>	<p>Noted. Document updated accordingly.</p>
S2040#46	<p>Submitter believes the authors of the Strategy have not listened actively to the residents and ratepayers of Ballarat referring to a map which was used from CBD Strategy from 2010 on page 65. The Civic Hall site is stated: Core office/ commercial. However the submitter believes the community clearly wants retained for public use.</p>	<p>The map is included for information only, re-published from the adopted <i>Making Ballarat Central: the CBD Strategy</i> (2010). A key action under Initiative 1.6 is "Continue to engage with the community to resolve the long-term development future of the Civic Hall Site"</p>
S2040#48	<p>At p39 there is commentary on Ballarat's Interfaces with Surrounding Communities. Various examples of "managing interfaces" between adjoining local government authorities are given. But one of the most obvious interfaces – road connections is not referred to. This would have been an excellent point at which to refer to road/transport interfaces such as the</p> <ul style="list-style-type: none"> • Midland Highway interface with the Golden Plains Shire, and the • Yankee Flat Rd interface with the Moorabool Council. <p>Each of these has major implications for Buninyong.</p>	<p>The discussion on interfaces is sourced from the Central Highlands Regional Growth Plan (2014). Road connections are important and a new map of regional connections has been included in the Final doc to illustrate the connections. Connections to adjacent shires are already shown in Figure 20.</p>
S2040#48	<p>P58-59 At two points in this section – those headed 'Tourism' and 'Township Areas' there was opportunity for specific noting of Buninyong. For example, under the 'Tourism' heading, there was an opportunity to reference the tourism potential of Ballarat's Historic Villages.</p>	<p>The title page for townships already shows Buninyong. It is extensively referenced in appropriate areas. Specific tourism guidance is provided by the Ballarat Destination Management Plan (2014)</p>
S2040#54	<p>Need to find somewhere to include the live music strategy Council recognises the intrinsic value of art and creativity, including the important cultural, economic and social benefits it delivers. Council sees a leadership role in nurturing a successful future for both artists and the many people and professions who are engaged directly through the creative scene.</p> <p>Council is committed to activating public and private spaces for creative expression, through sensible strategic decision making, planning and regulation that will support local creative endeavour.</p> <p>Our region has a unique opportunity to harness its unique heritage and geography to support local artistic endeavour and ensure it is accessible for everyone to enjoy. Building a new pathway for the local creative</p>	<p>Noted. Document updated accordingly.</p>

	<p>economy - will require collaboration and support for education initiatives, business development, marketing and tourism.</p> <p>Key Actions</p> <ul style="list-style-type: none"> • Council’s live music advisory committee to consult with key stakeholders to identify potential barriers for our live music scene and any opportunities that will ensure that live music and creative culture will thrive in the region 	
S2040#60 and #63	<ul style="list-style-type: none"> • As the area of agricultural land in the City of Ballarat is relatively small, the keys to achieving these benefits involve improvements to intermodal freight as proposed, and the establishment of manufacturing precincts to capture and process food and fibre that is grown across the region and transported through the City. • Initiative 1.3 – Ensure protection of sites for agricultural education, e.g. Federation Uni land, Ballarat Grammar and the Special School. • Key Actions, p. 116 – Include an action around local food tourism • Climate change on agricultural productivity and high value agriculture land in the region (a Victorian Adaption and Sustainability Partnerships collaborative project between Hepburn Shire, Golden Plains Shire, Pyrenees Shire, Moorabool Shire and Cultivate Agribusiness). The outcomes will be important to consider in terms of appropriate rural land zoning, and may have implications for Rural Land in the City of Ballarat. • It is recommended that this section be renamed “Sustainable Energy” with a focus on energy efficiency and renewable energy. • It is also recommended that this section be relocated from “The Ballarat Landscape” to “Productive Ballarat”. • It is recommended that the City work with surrounding Shires to develop a Renewable Energy / Sustainable Energy Plan for the City/region. • Implementation – it would be good to identify processes for implementation of initiatives that require non-land use planning actions • Structure- Planning principles and Frameworks – It would be good to reduce the ‘framework’ layers. The structure is clearer in the summary – perhaps the ‘a new Framework’ section could be replaced by a reduced version of the Key Platform section from the Summary, with headings that directly match the Plan section • Section 5 The Ballarat Landscape – Submitter believes this section would be better named the Healthy or Sustainable Landscape. • Submitter would consider relocating Heritage section, currently named ‘The Ballarat Landscape’, to Section 2 – Highly Liveable Ballarat – and rename ‘Historic Urban Landscape. • Submitter believes a number of subsections would be 	<p>Noted. Document content updated accordingly. Restructuring of sections causes significant knock-on impacts to the document, so sections were not re-organised. The use of themes is to assist readability only. As a fully integrated strategy, each initiative relates to multiple other components across different sections of the document.</p>

	<p>better located from The Ballarat Landscape to Productive Ballarat, including – water, agriculture, Energy Efficiency, Waste and Contamination</p> <ul style="list-style-type: none"> • Submitter proposes to relocate the section on Energy Efficiency to Productive Ballarat, and to rename the section ‘Sustainable Energy’ • Submitter suggest including an action to develop a Renewable Energy Plan for the City of Ballarat 	
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e) Support for ‘10 Minute City’ concept and higher density infill development

No.	Summary of submissions
S2040#12	The strategy paints a vision of a city with socially connected neighbourhoods that are highly liveable and where it's easy to get around. Based on the urban design principle of a '10-minute city' the community would be supported by well-designed road / public transport links and bicycle friendly corridors that encourage a healthy and active lifestyle for residents.
S2040#14	Submitter especially supports the '10 minute city' concept, proposed continued development and upgrades to recreation and tourism areas including the Lake Wendouree Precinct and the proposed expansion and development of the Eureka Stadium Sporting Precinct
S2040#16	The 10 Minute City Strategy, working towards accessing most daily major needs within a 10 minute walk or cycle and improving access to shops, schools etc., will be a major benefit to the Ballarat community.
S2040#29	The '10 Minute City' concept to encourage provision of access to various services and to plan for complete, liveable neighbourhoods via compact city form.
S2040#30	The priorities for the short/medium development are strongly supported along with the 10 Minute City strategy which seeks to encourage appropriate growth particularly in the western growth corridor but also to the northern growth area, which provides an alternative to the west. Housing choices is important for the future of our city.
S2040#35	We liked point 2 the '10 minute City' great view.
S2040#36	Supports the 10 Minute City concept
S2040#52	We strongly support the "10 Minute City" principle as we don't want to compromise Ballarat's relaxed lifestyle and its status as one of regional Australia's most liveable cities. One of the single most important strategies in growth planning (especially to counteract the perception of urban sprawl) is the early provision of services and community infrastructure in new developments. We again support this principle and encourage Council to plan and prioritise early investment where possible through either developer contributions / growth fund and to continue to explore funding opportunities at all levels of Government to accelerate investment also. We do note that Council has been very successful in lobbying for funds at the most recent State election.
S2040#6	The submitter particularly supports the Draft Ballarat Strategy in regard to identifying the requirement for higher density infill development in order to provide more diverse housing forms in established neighbourhoods which will be extremely important as Ballarat's population needs change from families requiring large houses to more single person/aged households who require smaller, low maintenance units close to city centre, shops, medical services, hospitals etc.
S2040#12	It outlines opportunities for creating diverse and affordable housing options with a strong emphasis on activating under-utilised land that will bring people and life into the heart of the city and prevent continued urban sprawl
S2040#29	Identification and support of infill opportunities to pursue urban renewal in key locations. This is a vital component in regard to developing and revitalising areas within Ballarat, including the Scott Parade Precinct as Identified in Section 1 – Initiative 1.6 and also in Section 3 – Initiative 1.6. It is encouraging to see Council identifying the need to plan for higher density infill housing forms and support for planning controls for larger apartment and mixed use developments. This recognises the need for more diverse housing in well located Precincts.
S2040#30	Urban renewal and infill development must be seen as a high priority for the Ballarat Strategy. The market reality is that creative infill housing solutions are typically difficult to “stack up” financially. Whilst this is ultimately a decision for the private sector, council can play a large part

	in this by “facilitating” urban renewal through proactive policies. Market demand for this style of development is typically greatest in fringe CBD locations and I would encourage Council, through this Strategy, to implement proactive policies that will encourage and entice developers to consider this style of development.
S2040#31	Submitter was impressed to see that the draft Ballarat Strategy includes a train station on the adjoining railway line opposite the Eureka Stadium site.
S2040#41	<p>Develop much much much more strategy around switching housing development from greenfield sites. In reading through the draft, there are so many contradictions in the strategy due to the ongoing provisions for greenfield development and little to no strategy for infill and CBD development. This impacts so many parts of the strategy - health, affordability, community cohesion, sustainable transport, environmental sustainability, road infrastructure, services, rates, accessibility, 10 minute city. There are many years of research that show very clearly that sprawl development, increases the cost to the public through infrastructure such as roads, but also other social services. A study in 1992 showed that the cost per block of land on the fringe cost the public purse an extra \$40-70k. This I think is a very key issue that needs addressing most urgently. The draft includes some words to this effect, but the plans, and strategies do not address this almost at all.</p> <p>I don't want a Ballarat that sprawls any more. I have attended many workshops and spoken face to face with many people on this issue, and it is very clear that this is not the Ballarat that the vast majority of people want despite the current housing market providing this. I do think this is a major concern and should be worked to change in the next few years, and any binding planning scheme changes avoided.</p>
S2040#63	Submitter strongly supports key platforms '10 minute city' and 'City in the Landscape'

Response:

City of Ballarat acknowledges and appreciates the positive submissions which support the '10 minute city' concept and higher density infill opportunities. It will be important in the next 25 years that we provide guidance and strategic direction for the development of a city which limits the expansion of the urban form into rural areas. This will ensure the Ballarat community will continue to be able to get around the city with ease and encourage access to more sustainable transportation choices.

f) General comments

No.	Summary of submissions
S2040#3	<p>The strategy document aims to maintain the established characteristics of the region that we enjoy and want to maintain. That's fine; I am not moving away from here thanks. My own requests are on a microscopic scale as distinct from the strategy document macroscopic view:</p> <p>(a) I want to see more cycling trails, paths and road lanes so that I, and others, will be able to ride a bicycle anywhere around the city and the municipality in safety. Narrow rural roads can be more of a danger than city roads. A lot has been done for cyclists around the city and Lake Wendouree, but bringing cyclists and motor vehicles into close proximity with each other is always dangerous for the cyclist. Roundabouts are never fun for the cyclist.</p> <p>(b) I could not recommend my grandsons, or any students, to cycle from homes in Alfredton, Lucas or Lake Gardens to Ballarat High School, for one example. Crossing the Avenue of Honour, Learmonth Road and Gillies Street South are almost impossible at school times. Tunnel underpasses need to be built to separate pedestrians and cyclists from heavy traffic volumes at peak times.</p> <p>(c) (c) Distributed retail locations, like the magnificent Lucas, greatly reduce city congestion and make shopping a pleasure.</p> <p>(d) The CBD will need additional multi-story parking serving the Bridge Mall area, eventually.</p>
S2040#3	Public open spaces such as Victoria Park and Pioneer Park, as examples, must be valued as public open spaces, accessible by everyone and maintained as public open spaces; even if some of them are little used at present. Once they are concreted, they are lost as public open spaces for a generation, or longer.

S2040#8	For the bike tracks we could make some pump tracks around Ballarat. That would make it more fun for the community and bring people together more often too.
S2040#12	The Committee strongly advocates planned, sustainable, responsible and dynamic development that meets the needs of present and future residents.
S2040#28	I particularly liked Section 5 'The Ballarat Landscape', which advocates the importance of community values, respect for landscape, and bases development squarely on sustainability and respect for the natural environment. It is great for the City of Ballarat to adopt these principles, and to accept the need for local community values to guide planning, but we are still left with the problem of State authorities not accepting those local policies such as the HUL approach. (ie challenges to local decision making at VCAT)
S2040#28	Greenfield sites. I strongly endorse your principles around new greenfield development having to be located in areas where transport links – both road and public – are able to adequately cope. The Greenhill Road precinct needs to be very carefully thought through, given the current problems with schools feeding onto the Geelong Rd. I don't see any thought being given to doing something more with Yankee Flat Road.
S2040#30	Public transport around the city is critical for our future development and this would include appropriate walking and bike paths as part of that part of the strategy.
S2040#34	Submitter pleased to see the Warrenheip/Woodmans Hill long-term residential investigation area included in the draft Ballarat Strategy in regard to supporting opportunity and employment areas in township areas. Submitter strongly supports the Warrenheip Growth Option
S2040#39	The Central Business District - It is essential that the council and the state government focus and prioritise on revitalising the CBD as a place to do business, shop, entertain and live.
S2040#52	We particularly like the principles that reinforce Ballarat as a "garden city" with its abundant open space and iconic avenues and boulevards. We strongly support your efforts to "green" Ballarat by promoting exotic and native tree plantings.
S2040#52	Strategic Growth Plans such as the "draft" Ballarat Strategy are critically important for our business and provide clear guidance and direction for the development industry. Housing construction including land development is a significant employment and economic generator in the Ballarat economy and should be embraced and supported by the City of Ballarat.

Response:

The City of Ballarat acknowledges the above support on broad ranging topics such as:

- Better walking and cycling routes to schools and around the municipality
- Historical Urban Landscape
- The requirements for greenfield sites
- Activity centre developments
- Warrenheip growth option
- Ballarat as a "garden city" and efforts to 'green' Ballarat by promoting exotic and native

These key projects will form part of the driving force to ensure Ballarat becomes a premier regional centre in Australia – a vibrant and thriving city for the community. They will also assist in people's preferences to live in Ballarat.

g) Agency responses

No.	Agency Submissions	Response
Whole of Transport Response (#50)	<p>Department of Economic Development, Jobs, Transport and Resources (DEDJTR) IGR and Transport Group Incorporates comments from VicRoads and Public Transport Victoria</p> <p>Convenience living areas - The strategy provides a strong link between increased intensity of land use development in close proximity to public transport</p>	<p>Noted. Document content updated accordingly. The 'Selkirk Station' has been renamed to closer align with its potential role</p>

	<p>The '10 minute city' is a good concept, however, the concept of the 10 minute city is largely derived from current car based accessibility within Ballarat, yet future aspiration is to promote sustainable transport options over private vehicle use, which creates a tension.</p> <p>Page 64 – it is suggested that the Ballarat CBD is a regional activity centre, not a state activity centre. The only state level activity identified in Plan Melbourne is the CBD/Docklands. Ballarat is probably more akin to Metropolitan Activity Centres e.g. Footscray, Sunshine.</p> <p>The Regional Transport Gateway should include the Ballarat Railway Station. If following the approach taken for Plan Melbourne, their regional transport gateways include freight and passenger. The strategy should include two transport gateways differentiated by the fact that one is passenger and one is freight. Either way it is important the Ballarat Railway Station be identified as a Regional Transport Gateway.</p> <p>The Eureka Stadium Precinct is still shown incorrectly on all of the maps as it should be between Howitt Street and Norman Streets.</p> <p>Page 172 PTV is concerned that all planning to date has been for any station servicing Eureka Stadium on a special events basis, subject to demand (e.g. 10,000+ crowd for AFL). It is operationally problematic to consider a regular passenger service in this location because this would divert services from Wendouree, and it would require a signalling upgrade which would be expensive to deliver. Therefore all reference to a railway station for this precinct should be based only on opportunity for a special events station. It is suggested, therefore, that the reference to 'Selkirk Station (for major events) on page 63 be shown under 'Sports and Entertainment Precinct' rather than 'Transport Gateway'.</p> <p>Page 172 Sturt Street, La Trobe Street and Glenelg highway should all have improved road connections' shown all the way through to the Western Link Road.</p> <p>PTV considers that any potential future station at Warrenheip would be difficult (and high cost) to deliver because of topographical constraints, limited road access.</p> <p>Overall the Strategy provides a very clear and strong direction for future growth and development in Ballarat, supporting improved public transport, walking and cycling connections, while also recognising the importance of the freight network.</p>	<p>as a major events station. As a long-term strategy, some specific changes have not been made where they relate to detailed or operational issues.</p>
<p>CHW (#51)</p>	<p>It is reassuring to note the recognition of the importance that reliable and affordable infrastructure (including water and sewerage services) play in being able to help support the priority this consideration takes in planning outcomes.</p> <p>As a general response, Central Highlands Water was keen to ensure the following long-term strategic principles would be represented and integrated into the planning documents:</p> <ul style="list-style-type: none"> • Identification of infill housing development opportunities to make best use of utilising infrastructure. • Prioritise greenfield development in the existing Ballarat West Growth Area. • Avoid disconnected or leapfrogging of new subdivision developments. • Merits of new greenfield area should be thoroughly tested 	<p>Noted. Document content updated accordingly. Comments regarding the need for the greenfield land guidelines to be clearly and strongly embedded into the planning scheme amendment is noted and fully</p>

	<p>against agreed criteria</p> <ul style="list-style-type: none"> • Early involvement of CHW in consideration of new subdivision areas and proposed major developments to enable proactive consideration of alternatives in order to optimise outcomes. • Development in new and existing suburbs should be based upon sustainable water management design principles and these should be requirements based in local planning regulations. • Important to protect major water and sewerage assets and treatment plants from encroachment by establishing and maintaining buffer zones. • Protection of key water catchment areas. <p>1.16 p. 109 Clarify the future opportunities for strategically important sites</p> <p>Monitor civil infrastructure capacity and support service authorities to expand where required - CHW agrees with the overall observations that Ballarat is currently well serviced by water and sewerage infrastructure. The overall impression a reader may gain is that the services do not require any ongoing investment to 2040 (particularly the third dot point under Wastewater on page 110). It may be worth considering a statement along the lines of “With ongoing investment both the services are expected to be secure until at least 2040”. This may also be an appropriate area to further emphasise the importance of maintaining buffer zones around wastewater treatment plants to avoid encroachment from future development as mentioned in the fourth dot point.</p> <p>3.5 p.152 investigation areas for future greenfield development - CHW supports the ongoing commitment to continue to develop the Ballarat West Growth area to provide 50% of Ballarat’s future growth (to 2040), with the remaining 50% from infill development. CHW supports Council’s stated desire to incorporate Ecologically Sustainable Design principles in order to minimise household resource use (including water). To support this approach, Council may wish to state (and reference under ‘Further Information’) its commitment to 40% reduction in household water use as part of the Precinct Structure Plan and CHW’s public document <i>Ballarat West PSP Potable Water Demand Target, Supplementary Guide April 2014</i></p> <p>3.6 p.152 Clarify the feasibility of future greenfield areas, then engage local communities on what this may mean for their area - CHW requests early involvement in future land-use considerations (specifically the Northern Growth Option, the Warrenheip Growth Option and the Ballarat West – West area) to ensure optimal outcomes in terms of infrastructure development and staging of investment. This will help ensure clear and consistent messages to local communities.</p> <p>3.6 p.152 Clarify the feasibility of future greenfield areas, then engage local communities on what this may mean for their area Reference to Figure 18 should be made to clarify the areas under consideration.</p> <p>Page 225 - The pie chart on page 226 should specify that it depicts use of Ballarat’s urban potable water supply, otherwise readers may be mistaken that agriculture hardly uses any water at all which is not the case. Also, the last few sentences on page 226 could be interpreted as being unnecessarily negative, given the great strides Ballarat has made in reducing its water use and using water more wisely. A better approach may be: In 2040 Ballarat will be the country’s most water efficient and water wise city. With the help of the agencies listed above supporting the</p>	<p>supported. To ensure clarity, the wording of the guidelines has been refined to better articulate Council’s intent and to align more closely with the wording to appear in the Planning Scheme Amendment.</p>
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	<p>community's desire, we are confident this will be achieved.</p> <p>5.14 p. 227 - CHW supports the commitment to Water Sensitive Urban Design and whole-of-water-cycle management - Some clarity may be required around the 40% reduction target as it is not clear if this relates to Council-held properties only or is intended to apply across the greater Ballarat population. We could not locate the reference document Draft Environmental Management Strategy 2015-2020 to confirm.</p> <p>5.14 p. 228 - In terms of the 'Further Information' on p.228 it may be also appropriate to include the following CHW references as both are public documents:</p> <ul style="list-style-type: none"> - <i>Ballarat West PSP Potable Water Demand Target, Supplementary Guide April 2014</i> - <i>Ballarat and District Water Supply System</i> - <i>Strategic Plan 2011-2060. Water Supply Demand Strategy</i> <p>Other matters -The Preliminary Ballarat Strategy (November 2014) clearly stated support for protection of water catchment areas but this action does not appear as explicit in the Draft Strategy. As Ballarat's local water catchments are open catchments, they require ongoing focus and diligence by all agencies to ensure they are protected from inappropriate development or land use activities. There may be an opportunity to mention this in the 'Water' section under Initiative 5.13.</p>	
<p>DELWP (#55) Land Planning and Approvals</p>	<p>Congratulates the City of Ballarat on the preparation of such a comprehensive strategy outlining the proposed long-term plan for a greener, more vibrant and connected Ballarat. The Strategy demonstrates the commitment the Council has to the continued development of Ballarat.</p> <p>A new park of up to 633 hectares is to be established at Canadian in East Ballarat. The park will comprise of the existing Canadian State Forest and other Crown land including the former Victorian plantation land. The park is being created to meet the Government's 2014 election commitment to establish a park.</p> <p>There has been strong support from both the community and key stakeholders for the creation of the park that supports a wide range of recreation uses including bush walking, mountain bike riding, picnicking, nature observation, orienteering, dog walking, horse riding, prospecting and environmental education</p> <p>DELWP welcomes the strategy's initiative to increase Ballarat's tree canopy coverage to 40% in urban areas by 2040 and to create a network of living corridors to properly manage natural values as part of an Urban Forest Strategy</p> <p>DELWP is willing to work in partnership with council to identify biodiversity assets within the municipality to develop a regional response to better manage biodiversity, including the development of a biodiversity conservation strategy</p>	<p>Noted. Document content updated accordingly.</p>
<p>Moorabool Shire Council (#56)</p>	<p>Overall, the Strategy reflects the considerable efforts that Ballarat has made and the investment provided to guide the future of this significant regional city. In this sense, Council is to be congratulated. Moorabool Council has a significant and understandable interest in the potential</p>	<p>Noted. Document content updated accordingly.</p> <p>The Ballarat</p>

	<p>greenfield sites being investigated, especially that for Warrenheip.</p> <p>Moorabool suggests the Strategy is broader in scope to recognise that the City of Ballarat is the centre of a large district servicing many small towns inside as well as outside the City limits. If on one hand the Strategy is concerned with consolidating Ballarat as the largest non-metropolitan city in Victoria it must on the other recognise how it can best serve its district/catchment. Moorabool suggests:</p> <ul style="list-style-type: none"> • Transport systems page 170 - This section on more sustainable transport could be expanded into a conversation about how services are delivered in Ballarat that bring people in from the outside area – for instance from towns in Western Moorabool. What level of service is needed? What are the key resources and services within Ballarat and are they well accessed via all forms of public transport? • Biodiversity – This is an across boundary concern. There are registered landcare groups that operate across both sides of the Ballarat-Moorabool municipal boundary and current projects relate to biolinks and koala corridors amongst them. • Recreational trails and networks – Moorabool council in consultation with local residents on the small towns strategy identified that there was a desire for trails that connect towns within and across the Ballarat/Moorabool municipal boundary. These would have tourism benefits and provide scope for cyclists especially to enjoy the broader district <p>There is significant useful information in the document from targets for housing diversity and housing supply (see page 41) through to clear goals on how the central business district will work in the future as a knowledge centre (see page 93). Given the analysis on the Council website in reports by SGS and others, cross-referencing would provide clearer linkages and further recognition of the investment made in substantive studies.</p> <p>The shared vision section (page 46 onwards) provides useful and clear directions. However a benefit of how the Strategy articulates changes in the direction from the current MSS. This does not come through clearly in the report.</p> <p>Much of the Strategy appears to be a compendium of strategic initiatives works to date as well as work to be completed. A matrix table which charts how recent strategic work aligns with the key principles now articulated would be a useful tool.</p> <p>The reference to State Activity Centre (page 64) remains unclear as to its intent.</p>	<p>Planning Scheme Review (2015) identifies current deficiencies in the existing MSS, so this content is not repeated in the Strategy.</p> <p>The document is intentionally a compendium of work, including some of which has already commenced, some which is future work, and some which is to be embedded in to the Ballarat Planning Scheme. The mechanism for implementation will be clarified through the Planning Scheme Amendment process.</p>
Golden Plains Shire (#57)	<p>GPS is encouraged by the strategy's initiative 5.20 (page 242) that identifies opportunities for better managing rural interface areas. Initiative 5.20 addresses the challenges of interface areas where an urban use finished and rural uses start. GPS would also welcome opportunities for collaboration of infrastructure issues such as road reserves and interface landscape treatment as appropriate responses to greenfield development proposals.</p> <p>Our Strategic Planning team sees significant benefit in improved connectivity between Geelong and Ballarat regions with the further</p>	Noted.

	<p>development of the Western Link road as per initiative 4.7 (page 184) and in addition any subsequent road upgrades to connect areas identified for growth, such as Smythesdale.</p> <p>In conclusion GPS is pleased to provide a response to the 'Draft Ballarat Strategy'. We congratulate the city of Ballarat on the development of the Strategy and welcome further opportunities for working towards a shared position on regional growth.</p>	
CCMA (#58)	<ul style="list-style-type: none"> • CCMA supports the management and restoration of a network of living corridors, particularly for community to lead restoration efforts; and also the Urban Forest Approach (with caution). • CCMA suggests that native species, particularly those of local origin are used and that Ecological Vegetation Classes (EVCs) are considered. Considering ECVs and planting according to EVC benchmarks will assist in improving habitat links and support biodiversity. • CCMA cautions the Urban Forest Strategy Approach tree canopy target of 40% in some areas of Ballarat. For example, a vast proportion of Western Ballarat (areas west of the A300 highway) would have originally been Plains Grassy Woodland vegetation (EVC55), and this endangered vegetation type as a canopy cover of 10%, much less than the target. • CCMA supports the 5.7 action – the development of a biodiversity strategy - Noting that CCMA has biodiversity assets identified in the RCS and detailed environmental values of waterways identified in the CWS. • CCMA supports action 5.13 – collaborate with the state government and key regional stakeholders to pursue consistent and improved management of water resources • A considerable area of the urban and rural floodplains have been flood mapped using high reliability modelling techniques and high resolution LiDAR survey data. Any perceived lack of understanding (as suggested on page 232) of the nature of flooding can only be attributed to the absence of flooding mapping in the planning scheme and subsequent designation as areas liable to flooding under the Building Regulations. There is a strong understanding of the nature of flooding in the Ballarat region with a large quantity of existing high reliability mapping and a program of new flood mapping to continually identify new areas of strategic interest. • Possible Key Action: Corangamite CMA has strategically identified that there is a high level of urgency to fast track existing and new flood mapping into the City of Ballarat's planning scheme. The timely adoption of latest flood risk information into local planning schemes has also been identified as a key action under the 2014 Ballarat and region's water future framework document. • Strategically, fast tracking existing and new flood mapping into the planning scheme by means of planning scheme amendments will also allow council to better identify areas more suitable to urban growth (and identify existing in-fill development that is flood prone) without compromising the safety of the community and protecting the environmental benefits associated with floodplains. • A Regional Floodplain Management Strategy will be developed in the next two years, as directed under both the RCS and CWS. <p>The following information should also be included into the Ballarat Strategy as a possible key action to ensure the integrity of the riparian zone adjacent to waterways and floodplains is maintained and where</p>	Noted. Document content updated accordingly.

	<p>possible, enhanced:</p> <p><i>Clause 14.02-1 of the Victorian Planning Provisions (Strategies) requires that natural drainage corridors with vegetated buffer zones are retained along waterways at least 30m wide either side of the waterway to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, to minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses.</i></p> <ul style="list-style-type: none"> • CCMA supports the approach to climate change, in which addressing climate change is incorporated throughout the strategy rather than being a specific section. • It is worth noting that Corangamite along with all of the other CMAs in Victoria are developing a Regional NRM Plan for Climate Change. This includes obtaining new data on vulnerabilities of different environmental assets and also exploring opportunities for protecting and enhancing carbon habitats. More information can be provided upon request. 	
<p>GHCMA (#59)</p>	<ul style="list-style-type: none"> • The CMA’s interests lie largely within section 5 of the Strategy, upon which the following comments are made for your consideration. • Flooding - The Draft Ballarat Strategy rightly identifies the need for continued improvement of flood information for municipality. • The key action and case study information outlined in the Strategy relating to the Burrumbeet Creek floodplain is now out of date and should be amended. • Revised flood mapping for the Burrumbeet Creek floodplain across the Invermay, Miners Rest, Learmonth, Windemere and Cardigan area was completed in late 2013. It is essential that this information be translated into planning controls as soon as possible. It is therefore recommended that the Burrumbeet Creek Catchment case study information and first Key Action (under the flooding chapter) be amended to the following or similar: <p>Burrumbeet Creek Catchment case study – from second sentence onward.</p> <p>A flood investigation for the Burrumbeet Creek floodplain has been completed by the Glenelg Hopkins CMA and Ballarat City Council. This has produced detailed flood mapping and flood intelligence data that will be utilised in landuse and development planning decisions and flood emergency response planning into the future.</p> <p>Key actions</p> <ul style="list-style-type: none"> • Detailed floodplain mapping and flood intelligence information has been completed for the Burrumbeet Creek floodplain area as shown on the map under the Burrumbeet Creek case study. This information will be adopted into the Ballarat Planning Scheme as suitable landuse and development controls as soon as possible and has been incorporated into the Ballarat Municipal Emergency Management Plan. <p><i>Please note that under the supporting actions heading Catchment Management Authorities requires capital letters (page 235). Also the above suggested Case Study and Key Actions text may also apply to the Canadian Creek area – this should be confirmed with Corangamite CMA.</i></p> <p>ADDITIONAL CONSIDERATIONS WITH REGARD TO FLOODING AND FLOODPLAIN MANAGEMENT.</p>	<p>Noted. Document content updated accordingly.</p>

	<p>It is therefore recommended that an additional action be included under Supporting Actions - Ongoing, along the following lines:</p> <ul style="list-style-type: none"> • Work in partnership with catchment management authorities to establish the strategic priorities floodplain management in Ballarat and incorporate these priorities into Regional Floodplain Management Strategies. <p>BIODIVERSITY</p> <p>The submitter raises concern that the strategy downplays the significance of planning controls as tools for the preservation and enhancement of biodiversity values. Continual improvement of spatial biodiversity information is necessary in order to improve the application of planning controls and investment in improving spatial data is supported by Glenelg Hopkins CMA. However it is considered that improved application of planning appropriate controls should be recognised as an outcome of the proposed investment in data. It is therefore recommended that improved application of appropriate zones and overlays (eg. Rural Conservation Zone, Environmental Significance and Vegetation Protection Overlays) be included as an action within the implementation section of the Biodiversity chapter of the strategy in a similar fashion to the Land and Soil chapter.</p>	
<p>DELWP (#63) Grampians Regional, Regional Planning Services</p>	<p>DELWP is keen to continue to work with council in developing the Final Ballarat Strategy, particularly around developing robust planning policy directions</p> <p>DELWP believes there is continued repetition in the document which it considers is unnecessary</p> <p>DELWP is uncertain about the type of document the strategy is intended to be – i.e. a planning document or community plan, and would like clarification. DELWP give suggestions for improvement, such as ensuring there are clear instructions about how to read the document in relation to how it is structured</p> <ul style="list-style-type: none"> • Page 163 - consider rephrasing the sentence, ‘Providing social and affordable housing is primarily the responsibility of Federal and State government’ as it may be misinterpreted • Page 192 – the reference to Regional Bus Connections – this may be an opportunity to partner with neighbouring shires in their planning to ensure a viable capacity can be achieved to justify connection improvements • Page 207 – The Ballarat Landscape Key Actions – ‘Capture and record Ballarat’s distinctive and valued features’ Does council want to do this in order to protect and enhance these areas or is it just a recording exercise? • Page 201 - Initiative 5.1 Consider whether this section should recognise the ongoing statutory requirements for protection of heritage and the requirements of the Heritage Act • Page 121 second dot point – should also refer to the federal government. In the current form, it reads as though state government is responsible for NBN • Page 232 states that there are not currently flooding controls in the Ballarat Planning Scheme – consider rephrasing it to make it current • Page 147 is hard to read over the image in the print version of the document – consider using higher contrasting colours <p>DELWP makes suggestions for improvement of the document where there have been some typographical errors. These are not listed here as</p>	<p>Noted. Document content updated accordingly.</p>

	they have also been raised by other submissions	
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Response:

The above Agency responses are acknowledged and appreciated. City of Ballarat has considered all of the above comments and incorporated many of the suggestions in the final version of the Ballarat Strategy.

h) Specific issues outside the scope of the Ballarat Strategy

No.	Summary of submissions	Response
S2040#25	<ul style="list-style-type: none"> Access to walking information should be easily accessed from the City Council Website and the Visit Ballarat Website. A consultative process with the Community should also be established. All walks need to be mapped and displayed for easy access on the Council Website or links to other websites provided. Developers of housing and industrial estates should be asked to provide maps of walking tracks for display on Council Website. 	<p>Noted. Ideas have been recorded and will be considered in future projects and detailed implementation.</p> <p>In relation to the requests for walking tracks to be easily accessible on the City of Ballarat website, there is currently information on the Council website for walking tracks. See the below link: http://www.ballarat.vic.gov.au/lae/sports/walking</p>
S2040#27	Council's Strategy is of significant interest as the long-term provision of resources and infrastructure will be critical to the development of cycling for the Buninyong community given that the village is already widely recognised as a pre-eminent road cycling destination for national competition.	Noted.
S2040#37	<p>What Council can do more generally in order to attempt to rectify the gender imbalance:</p> <ul style="list-style-type: none"> Gender impact - Commit to undertaking gender impact assessments and audits of council infrastructure, including buildings and recreation grounds, when undertaking planning for relevant actions proposed in the strategy. Gender balance in reference groups - Commit to ensuring gender balance on reference groups that will oversee actions proposed in the strategy. 	Noted. Officers have discussed the issue with Womens Health Grampians and look forward to an ongoing engagement to ensure planning activities are gender inclusive. The upcoming preparation of action plans for sustainable transport is one such opportunity to ensure inclusive recommendations. Ballarat Strategy is gender inclusive and supports improvements to Ballarat for the benefit of all.
S2040#39	<p>Submitter raises concern for council issues unrelated to the Ballarat Strategy, including:</p> <ul style="list-style-type: none"> The business of Council – funding, rate cap, council's role as operating 100+ businesses The Civic Hall Site - Why is there no mention of the Civic Hall in the documentation, it is a key precinct in the CBD, Where is the rail freight strategy? Visitor Information Centre (VIC) - It must be located in the north platform building of the station, with a transport plan for ingress and egress to Mair Street and Creswick Road, Saleyards, Showgrounds, Black Hill pool 	<p>Noted. Civic Hall is referenced under Initiative 1.6.</p> <p>The concern raised for council issues such as the saleyards, showgrounds and Black Hill pool is acknowledged, however each of these projects have their own process. Council has made this information available on the website.</p>
S2040#39	Eureka Stadium - Submitter believes the \$25 million plan	Noted.

	it has proposed to the State Government. The AFL will not play major games in Ballarat. It is focused on expanding in Tasmania and overseas, in particular, developing the game in New Zealand. The Northern Oval should only be developed for continued VFL use, and this should be done in tandem with the potential of enhancing the Eastern Oval.	
S2040#44	The submitter raises concern for specific issues related to local areas, in particular: Page 112 - <i>Work with local communities and telecommunications providers to mediate an outcome on contested applications for new NBN and mobile phone towers</i> - the submitter wants to know what this means. The submitter believes the strategy or strategic planning going forward should identify sites	It is not Council's role to identify individual sites, this is the role of the provider. Council's role it to consider applications and mediate with objectors where appropriate.
S2040#48	Submitter raises concern for many issues in relation to Buninyong, such as: <ul style="list-style-type: none"> • There should be a bus route specified for Buninyong/Fe Uni to Sebastopol via Whitehorse Road • We submit that more specific attention and substance about "townships" such as Buninyong must be included in this section. • Submitter wants the Leveraging Infrastructure map from Prelim Strategy (page 21) to be included in the final to indicate that consideration is to be given to the by-pass options for Buninyong • Submitter doesn't understand the need to protect industrial land 	Noted. Ballarat Strategy identifies an action to prepare a local area plan for the Buninyong Township, where council will work with the community to develop a local area plan for the future. These ideas have been recorded and will form part of that separate project, where

i) Targets and more detailed implementation

No.	Summary of submissions	Response
S2040#2	The analysis at the end of the Strategy of \$-\$\$\$ likely relative costs of elements of the plan is good but does not go far enough. We need to have a very hard-nosed look at what gives the best return for Ballarat in future and prioritise the projects as competing against one another, as this is what they will do from a budgetary perspective each year. Without this, we will continue to see populist follies like a 50m indoor pool jump the queue over much more worthy projects, like a viable parking strategy, innovative drainage schemes or just plain old asset maintenance. Your list of projects is large and we must be careful not to set up expectations amongst elements within the community that their pet projects will necessarily get funded.	Council budget priorities are determined by the Council through development of the Council Plan and annual budget. The issues raised would be more appropriately canvassed in relation to corporate planning, rather than land use planning
S2040#2a	Need benchmarking of targets to achieve and the means by which they will be measured. What housing densities are to be achieved in future: citywide, new greenfields sites, urban infill, for CBD precinct in particular? How will these be achieved concurrently with an urban forest target of 40%? What	Specific mechanisms will be developed through detailed future work on the urban forest, a more sustainable transport system and other detailed planning. The benchmarks for transport

	are the implications for housing designs, height, servicing with parking and recreational space, etc? What qualifies as urban forest -green roofs, low water landscaping, shrubs and trees under 1.5m high, etc.? Doubtless, being creative young planners, you will be able to think of a number of other benchmarks and ways to measure the success of the Strategy. For example they need to be clearer than the ones offered on pages 174-5 and more ambitious (are the Current Situation figures for Ballarat or Vic averages; are they targets or current performance achieved; is settling for 2.2% mode share by 2040 an admission of defeat?) Spending money and specific projects are outputs, not outcomes or results. Any Strategy worth its salt will set measurable and coherent targets, and will be judged as a success or failure upon them.	performance explicitly note they require a transition away from current mode-share, so as additional people move to Ballarat the proportion of trips shifts to alternative modes. It is an extremely ambitious target. As new information becomes available, those benchmarks will be refined.
S2040#2a	The Implementation Plan needs to go further. At present, a huge number of expectations are being raised by the Draft Strategy. Almost certainly, all of these will not be met. We could avoid an awful lot of argument into the future, and potentially making investments in things that are less important for Ballarat's future prosperity than other things that languish unfunded, if we establish a defensible methodology for prioritising projects now.	Prioritisation of projects is at the discretion of the Council of the day – They will assess all competing priorities when developing and approving future Council budgets.
S2040#46	The submitter raises concern around the aspirations of the strategy, stating that it is expected to clearly state how the aspirations can become reality In terms of specific, measurable, achievable, realistic and timely outcomes. Additionally, the submitter believes The draft Strategy does give considerable background to Its thinking about Its stated aspirations.	The high-level strategy recognises the key challenges and opportunities, and articulates the way forward to achieve the shared community vision over 25+ years. Implementation is guided by the 4-year Council plan. Extensive background research is available on the Ballarat Strategy website, which inform the strategy.
S2040#53	The Implementations are full of non-specific objectives that give the reader no clear way to know what the outcome will be (pp207). If adopted could lead to outcomes that the community will then have to live with as they are part of the Strategy. Words such as develop, capture, undertake, refine, embed, engage and identify, really don't tell us what the outcome is going to be. Is it a case of the cart before the horse? Surely we need this work done first and from its outcomes then decide on a strategy? There is no explanation once the Strategy is adopted as to how the Outcomes from the Actions will be able to be accepted by residents or rejected.	The high-level strategy recognises the key challenges and opportunities, and articulates the way forward to achieve the shared community vision over 25+ years. Implementation is guided by the 4-year Council plan. The vision is clear – a greener, more vibrant and connected Ballarat. (refer 'Our vision for 2040').

Response:

The above submissions are acknowledged. This is a long-term strategy and the Implementation Plan provided is meant to give a brief overview on how we can achieve change towards 2040. It is intended to broad ranging and not specific as it is for the next 25 years. Specific details for achieving these initiatives will be reviewed and incorporated into the council plan and a budget attached for the associated costs.

j) Canadian Valley and Strategic Habitat Connections

No.	Summary of submissions	Response
S2040#5	My special interest is in the Canadian Valley and how the strategy balances development over the whole city, to create jobs and progress.	Noted.
S2040#23	The proposed planning, needs immediate development with the community, otherwise in reference to the Canadian corridor and Buninyong, what areas and assets exist now, will be gone under the existing conditions, of piecemeal development decisions by Council. e.g. the current proposal along Geelong Road, Greenhill rezoning.	Noted.
S2040#38	Submitter believes the removal of the Strategic Habitat Connection or wild life habitat link which was described on page 28 of the Preliminary Ballarat Strategy and indicated on Page 29 of the draft document is a huge step Comments on Canadian Valley and Strategic Habitat Connections and concern for Future Greenfields Investigation Area in Warrenheip for the long term management of the eastern landscape of Ballarat. This removal is an effective Comments on Canadian Valley and Strategic Habitat Connections and concern for Future Greenfields Investigation Area in Warrenheip of the existence of the Strategic Habitat link which is identified by the significant academic study, government involvement, community interest and expression. Submitter provides justification as to why it shouldn't have been removed	Noted. Living Corridors map reviewed and refined to re-introduce recognition of the corridors across the publicly owned land to the East of Ballarat.
S2040#38	Finally, regarding the Canadian Valley Plantation land in Ballarat East (page 151) the Ballarat Strategy states "...the State Government is currently investigating opportunities for a multi-use recreational park on this land." This statement is not right. The correct wording should reflect the existing reality. That is, the State Government, through its agency - the Department of Environment, Land, Water and Planning - has undertaken consultation with the local community on Park boundaries and usage. It has made a commitment to establish a park in the near future.	Noted. Document updated with additional commentary provided by DEPI.
S2040#38	Submitter is concerned about the notion of a "Warrenheip Growth Zone" as shown on page 154 of the Strategy. This idea has not been well thought through, especially in relation to the Habitat Link. While we support the development of a Warrenheip township plan east of the boundaries described below, including a railway station and a realigned Yankee Flat Rd, the Link may be sorely impacted by the proposed plan as set out in the Ballarat Strategy. The proposed western boundary of the Warrenheip Growth Zone has the potential to choke the "Strategic Habitat Connection" unless the Habitat Link (which currently runs through it), is defined, clearly delineated and protected. The most critical section involves the land between Pryor Park to the west and the railway bridge and SEC Rd which forms the eastern boundary of the north/south corridor. Development to the east of the corridor would not impact.	Warrenheip is an investigation area, not a growth zone. The natural values of the area are an important consideration in the assessment of its long-term potential for growth and change.

	Submitter believes the first step for the COB should be to implement the Ballarat Biodiversity Conservation Strategy as recommended in the “Strategic Ecological Connections – Ballarat City” by Paul Kelly and Associates 2015. We think no Warrenheip Growth Zone investigation should occur until the Ballarat Biodiversity Conservation Strategy study of the Habitat link is complete.	
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k) General objections/comments

No.	Summary of submissions	Response
S2040#49	Submitter criticises the strategy and believes it is significantly flawed. Submitter believes the strategy falls short of what was promised by the council to the community and what was approved by the councillors for exhibition	Officers disagree with this assessment and note this view is not shared by the vast majority of submitters. The Ballarat Strategy provides an important long-term vision to guide change in Ballarat towards 2040 – and represents the collective aspirations of the community, as identified through <i>Ballarat Imagine</i> .
S2040#49	Submitter personally feels very let down by what appears will be the outcome of the Strategy. Some of the issues raised by the submitter are: <ul style="list-style-type: none"> • The Draft Ballarat Strategy does not consider the entire municipality and lacks more detailed planning on the outer rural areas • Fixed timetable for the work • The thrust of the document is limited to around the 8km radius concept, as such, it cannot be titled a Strategy for Ballarat • ‘False zoning’ – land to the north is being used as rural residential and should be rezoned to reflect the use • Development pattern in Miners Rest should be addressed in the Strategy • Unless this work correctly and clearly enunciates a vision of (or for) the City of 2040 (again I stress the whole of the city) then it will be an abject failure. • The Strategy fails to address the provision of adequate fresh water sufficient to provide for the expected population 2040. 	<p>The Ballarat Strategy is a holistic strategy for the entire municipality. It outlines clearly that the outcomes will benefit the entire community, including those who live in rural and township areas.</p> <p>The submitter has completely misunderstood the concept of the ‘10 Minute City’; intent, role and function of a long-term strategy; existing State and local policy relating to agricultural land; governance arrangements which apply to water provision; and the extensive range of future work which is identified for action over the coming years.</p> <p>Specific local issues in township areas, including Miners Rest, have been recorded and will help inform discussions on local area plans to be developed for these areas.</p>
S2040#2	The Strategy can most certainly be improved, as can the process for its further development	Noted.

l) Site specific requests to be considered for long-term greenfield development

No.	Summary of submissions
S2040#36	Submitter believes the Strategy should acknowledge the potential of land owned by Heinz Properties immediately adjacent to the south-western extremity of Lucas Estate. Submitter believes identification of this land as a natural progression of the Lucas Estate is of considerable

	importance. The land is on the south side of Cuthberts Road with Finch's Road on its western boundary. The site covers 55 hectares of farm land under Title plan Volume 9254 Folio 718, your Land ID/References Lots 1 and 2 T488944.
S2040#47	<p>MacroPlan Dimasi has been engaged by TIGA (Ballarat) Pty Ltd (TIGA) to develop a placement paper to outline the reasons as to why the client's land (the TIGA site) be recognised by Council as suitable for future urban development, therefore nominated in the Ballarat Strategy accordingly. The key submissions, detailed below are:</p> <p>Available land supply is overstated:</p> <ul style="list-style-type: none"> It is submitted that the amount of available land supply is overestimated in the Draft Ballarat Strategy as the Draft Strategy does not adequately consider the constraints on the land within the Ballarat West Growth Area (BWGA) and other broadhectare land within the City of Ballarat and the impacts that these constraints will have on the development timing of residential dwellings on these land parcels. <p>The TIGA site can deliver a quality Master Planned Community.</p> <ul style="list-style-type: none"> The TIGA site exhibits the ability to deliver a quality MPC. MPCs provide a wide range of benefits that cannot be achieved through conventional urban development on land under fragmented ownership. <p>Residential development at the TIGA site aligns with the principles of the Draft Strategy's '10 Minute City' concept.</p> <p>It is recommended that the findings of the Ballarat City Council's Greenfield Investigation Areas Feasibility Study are considered before the Final Ballarat Strategy is adopted.</p> <ul style="list-style-type: none"> The information contained in the TIGA Greenfield Sites Investigation report demonstrates that the majority of land in the three Council nominated investigation areas is clearly constrained from greenfield residential development.

Response

The Strategy makes it clear the investigation areas simply indicate land which meets the principle of the '10 Minute City' and where long-term development could potentially support Ballarat as a compact, highly liveable and well-connected city. As such, these areas are the subject of separate more detailed investigation. The Ballarat Strategy makes no assessment of the potential feasibility of these sites, nor any assessment of the merits or otherwise of development on the submitter's land. Those submitters would be able to argue the merits of their land when a decision is required on the future site for additional greenfield supply, which is a separate matter to the Ballarat Strategy. Ballarat Strategy outlines how those assessments will be undertaken at that future time.

--- end of submission ---