

Project: **Ballarat North**

ID	Q1. Your name	Q2. Your email	Q3. Your postal address	Q4. You can enter your submission	Q5. You can upload your submission	Date
1393384				From: Landowner, • Support the PSP vision – I welcome Council and the VPA’s work to plan for the orderly growth of Ballarat North and support the objectives of the exhibited PSP and draft Development Contributions Plan (DCP). • Request inclusion of in the PSP Core Area – My property lies directly between Gillies Road and Cummins Road, both of which the PSP’s Integrated Transport Assessment identifies for major upgrades and future arterial capacity. It is logical and efficient for land so centrally located in the planned transport network to be incorporated into the PSP now. • Infrastructure efficiency and cost-sharing – The PSP already proposes delivery of key roads, drainage and utility upgrades that border my land. Extending those works marginally to include at this stage will achieve better economies of scale and a fairer spread of infrastructure contributions than leaving the		2025-09-20 09:43:12

				property for a later, separate PSP. • Compact, logical urban boundary – Bringing my property into the Core Area would avoid an irregular “notch” in the urban growth boundary and allow a more coherent street and servicing layout. • Market demand and growth pressure – There is evident demand for urban development in this part of Ballarat North. Adjacent properties within the Core Area are already moving toward urban outcomes. Holding my property back artificially suppresses land supply and creates inequity between immediately adjacent landowners. • Certainty for landowners and investors – Early inclusion provides clarity about timing, zoning and contribution obligations. Retaining the land in the Expanded Area leaves a long period of uncertainty that hampers sensible investment decisions. • Willingness to participate in the DCP – I am prepared to meet the same per-hectare infrastructure contribution requirements as other Core Area landowners. Including my property now would allow the necessary cost apportionment and planning to occur transparently.		
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				Thank you for considering this submission. I respectfully request that the final Ballarat North PSP and associated DCP be amended to include [REDACTED] within the Core Area so that planning, infrastructure and contributions can proceed in an orderly and equitable manner.		
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