

Project: **Ballarat
North**

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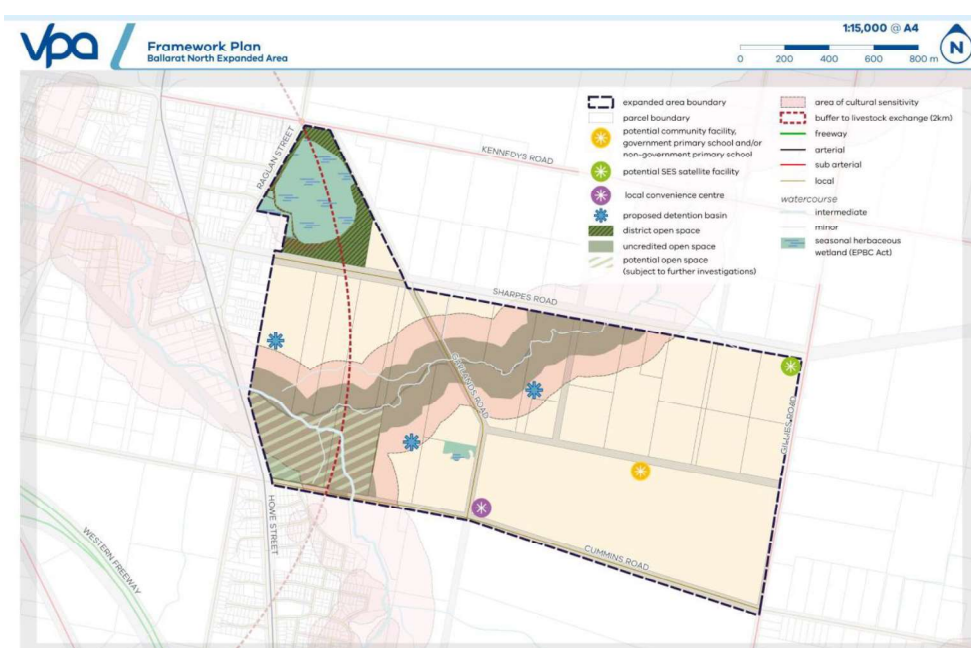
Dear VPA,

I write as the landowner of [REDACTED], in response to the draft Ballarat Precinct Structure Plan (PSP) and Development Contribution Plan (DCP).

My property sits within the Expanded Area of the Northern Growth Zone (NGZ), and after reviewing both the draft PSP and the DCP, I strongly submit that the current Urban Growth Zone (UGZ) boundary be extended immediately to include the Expanded area and be formally incorporated into the current PSP.

I have closely followed the developments of the NGZ, starting with the initial resolution by the City of Ballarat (COB) in February 2022 to have the Expanded area re-zoned with the Core area. On the 6th of September 2022, the then Minister Lizzie Blandthorn, requested a PSP be prepared on the entire Northern Growth zone. This would enable the Expanded area to be properly evaluated in conjunction with the Core area, before being re-zoned. Since then, a significant amount of work has been completed by the VPA, COB and numerous other authorities. Up until late last year, all technical studies had included the Expanded area, and we were even included in 'Pitching' sessions, used to gather landowner's opinions on the area's development. All indications were, it was just a matter of time before the current Minister signed off on its inclusion. So it was with great surprise, 2 years after the PSP commenced, we were told the area was no longer going to be officially part of the plan. What made the exclusion even more confusing, was advice that the 'Expanded area will continue to be future proofed' while work on the Core area continued.

Now that the draft PSP and DCP have been presented for public review, I am completely confused as to why the Expanded area was not included. Almost all facets of these drafts revolve around the Expanded area becoming an Urban Growth Zone (UGZ) in the future? The VPA's draft PSP even includes a Framework plan for the Expanded area. (below).



Catchment areas for the proposed Community facility (CI-01) and proposed Government Primary and Secondary Schools on Cummins Road, appear to cover similar (if not more) developmental space in the Expanded area, than the Core area. Highlighted below



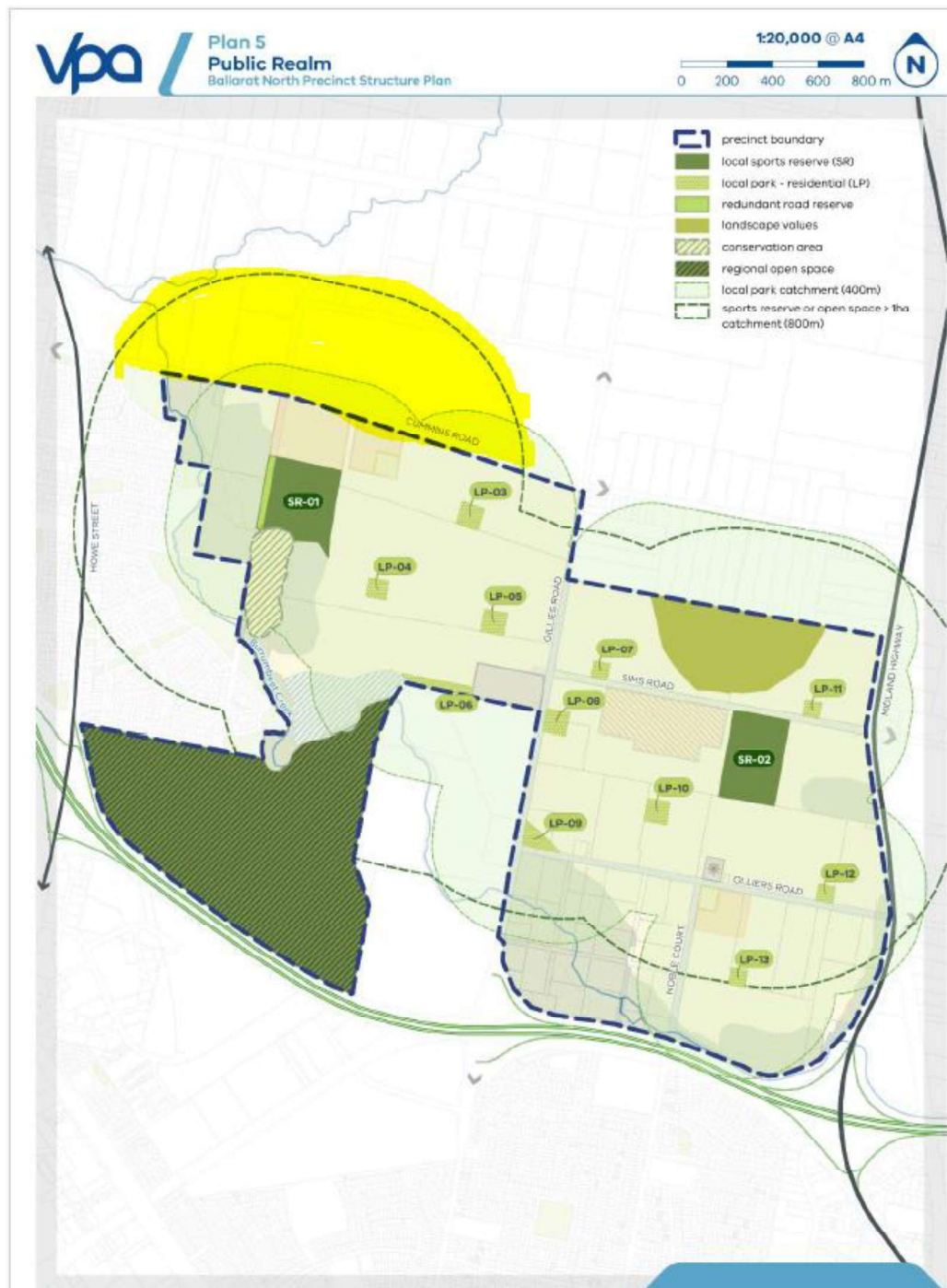
The Public transport catchment area includes a major section of the Expanded area.
Highlighted below

The Core area's connector street and bus capable road (Cummins Rd), also shares the south boundary of the Expanded zone.



PUBLIC REALM – PLAN 5

The catchment area for the planned sports reserve, again involved the coverage of a large portion of the Expanded area. Highlighted below



Further to the draft PSP anomalies above, I have also identified assumptions in the draft Development Contributions Plan (DCP). Numerous references are made to Infrastructure costs and contributions being shared with the 'Expanded area'. Again, this assumes the area will become a UGZ in the future. See extracts below –

Table 6 and Appendix A.

5.3.5 Cost apportionment

The DCP apportions a charge in respect to each infrastructure project to new development according to its projected share of use of identified infrastructure items.

The cost apportionment is expressed as a percentage in Table 7 and Table 8. Projects that are 100% apportioned to the DCP area are wholly required for the future development of the DCP area. Projects that are less than 100% apportioned to the DCP area are shared with other areas outside the precinct and other funding sources.

3.3 Transport projects

Transport projects are based on the transport network illustrated in Plan 3 and include a combination of:

- Construction of controlled intersections with the existing road network and associated works
- Upgrades to the existing crossing over Burrumbeet Creek at Cummins Road
- Upgrades to Gillies Road and Cummins Road
- Duplication of Midland Highway
- Land (if required) for the above.

The above projects are shown on Plan 3 and described in

Table 2.

Based on the assessed transport volumes and capacity required as part of the Strategic Transport Modelling Assessment, costs of the following items have been apportioned to the Ballarat North DCP and will be shared with external areas:

- Upgrades to Cummins Road (item RD-03-1 and RD-03-2) at 50% each
- Bridge crossing over Burrumbeet Creek at Cummins Road (item BR-01) at 50%.

3.4 Community and recreation projects

Community projects include a contribution towards land required for and construction of community facilities and active recreational reserves.

Community projects have been identified based upon recommendations of the *Ballarat North Community Infrastructure Needs Assessment* (VPA, 2025).

In determining the final scope of DCP funded recreation projects within each sporting reserve, Council in its capacity as Development Agency will have regard to matters such as changing provision standards and models, the immediate needs of the community, current regulations and best practice and may seek to adjust and refine the scope of the projects to respond to these matters. The community projects funded by the DCP are shown on Plan 4 and described in Table 3 and Table 4.

Apportionment has been applied to the following costs based on the assessed demand generated by the precinct the *Ballarat North Community Infrastructure Needs Assessment* (VPA, 2025) and to be shared with the expanded area:

- Level 2 community facility located north-west of the precinct (item CI-02) at 50%
- Sports reserve located north-west of the precinct (item SR-01) and sports pavilion (item SP-01) at 50% each.

My question is, what happens in the future, if the State Government again declines to adopt the Expanded area as a UGZ? Will the COB be left with a shortfall of funds to provide the necessary infrastructures proposed in this PSP? I believe the Expanded area should be locked in as an UGZ now, so the DCP can be fully realised. The DCP can then be calculated based on guaranteed contributions being provided from both the Core and Expanded areas, which clearly the current PSP plans have been designed to support.

With these issues noted, it does not make any sense to further delay the Expanded area being re-zoned and included in the current PSP. The VPA has developed the PSP clearly anticipating the area will be re-zoned, so to exclude it any longer, will not only disregard the planning work already undertaken, but burden the City of Ballarat and its rate payers with cost of an additional PSP, unnecessary delays and duplication of work. It also runs the risk of the State Government again deciding not to re-zone the area, thus having a poorly structured and designed PSP, and a shortfall of funds to support the infrastructure required.

In summary, I urge the VPA, City of Ballarat and State Government, to re-zone the wider expanded Northern Growth Zone, and include it in the current Precinct Structure Plan. This will remove the confusion and uncertainty that has beset landowners in this area for over 4 years and deliver a more efficient, sustainable and cost-effective outcome for stakeholders, community and Council alike.

Thank you for the opportunity to provide feedback.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]