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From: [REDACTED]
Sent: Thursday, 16 October 2025 6:14 PM
To: Ballarat North
Subject: [EXTERNAL] Ballarat North PSP

**Submission to the Victorian Planning Authority regarding the Ballarat North
Precinct Structure Plan**

As a resident of [REDACTED], I would like to voice my concerns about the PSP and make the following points:

- The plan is clearly designed to provide housing for new residents it hopes to attract to Ballarat – a population increase of approximately 15,000 which I would argue far exceeds the capabilities of our existing services (hospitals, schools, aged care) and amenities (roads, parks, water availability, shopping centres etc). Ballarat had a population of around 91,000 15 years ago and is now around 121,000 – an increase of over 30% and the strain is showing. We do not need, and could not comfortably cope, with more people.
- Traffic flow around Ballarat at peak periods is already poor and Gillies Rd, in particular, is a nightmare at the Norman St intersection.
- Cummins Road will become a major link between the new estate and Midland Highway for anyone travelling to Melbourne by road or train – and many if not most of the new residents will have to commute to Melbourne for work. The lack of footpaths, kerbs and gutters and rough roadsides forces school kids and local walkers to use the narrow roadway which would become seriously dangerous with extra traffic. If this plan proceeds perhaps Cummins Road should be closed permanently at the Midland Highway end with a single lane for school buses, garbage collection and emergency vehicles only.
- The Department of Agriculture argued 20 or 30 years ago that, as Australian soils are so poor, housing and industrial development should not be allowed on prime agricultural country around Ballarat and the red volcanic soils covered by much of this proposal are amongst the best in Australia. In the future we may regret that they are no longer available for food production as the food miles associated with importing much of our food from Queensland may not always be acceptable. So sad that the beautiful red volcanic soils west of Gillies Road will soon be covered in wall to wall houses – in most European countries this area would be set aside for market gardens.
- Ballarat is one of the few inland cities in Australia not situated on a river and water supply will become an increasing problem as the population grows and the climate warms. It is unlikely that ground water or reservoirs will be adequately replenished in a drier climate and our increasing dependance on the ‘Goldfields Super pipe’ from Waranga Basin seems like an unacceptable risk.

Sincerely

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