

Our Reference: 2502926

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Victorian Planning Authority

Via email:

CC: ballaratnorth@vpa.vic.gov.au

Dear Noor,

RE: Submission to Ballarat North PSP Public Exhibition

Beveridge Williams is engaged by [REDACTED] to prepare this representation of their inputs regarding the Ballarat North Precinct Structure Plan (BNPSP).

The image below identifies the properties owned by [REDACTED] with red outlines. It can be seen the Urban Growth Zone (UGZ) which identifies the BNPSP area shares a boundary with 697 Midland Highway and has only a 10m access track to Mt Rowan Reserve between 212 Gillies Road. It is expected the access track will eventually become part of 212 Gillies Road meaning this property will also share a boundary with the PSP.



(Source: VicPlan, 2025)

██████████ are concerned the proposed development of the BNPSP will detrimentally impact on the amenity and their enjoyment of their properties. This risk is compounded by the potential positioning of multiple conventional density (e.g. 350 – 450m² lots) with their Rural Living Zone (RLZ) properties of 19,980m² (9.12 acres) and 36,914m² (4.94 acres).

It is understood and accepted that the BNPSP will progress and the land adjacent to their properties on Mt Rowan and on the opposite side of Gillies Road will be subject to urban development. This submission does not oppose this outcome. ██████████ are seeking a Guideline within the BNPSP that seeks to minimise amenity impact on the RLZ through controls to limit the number of new lots that adjoin their land.

The following options are suggested to support the provision of new housing through the PSP whilst suitably managing potential impact to all properties in the RLZ.

Undeveloped buffer – Amend the BNPSP Place Based Plan to include a buffer between future lot boundaries and RLZ property lines. This buffer can serve as PSP open space, an active transport route, or a shared path outside the road reserve. It will allow access to Mt Rowan Reserve from both Midland Highway and Gillies Road, creating east-west connections across the PSP eastern area and linking with the proposed bike lane/path. The purple dashed line in the image below indicates where a foot/cycle path within the buffer could enhance the overall PSP active transport network.



(Source: Plan 4 Movement Network, BNPSP 2025)

Low housing density – Amend the BNPSP Place Based Plan to designate a lower residential density zone along the boundary with the RLZ, with lot sizes of at least 1,000m². This approach provides a smooth transition from higher-density areas in the PSP centre to larger rural lots,

following urban design principles. A PSP Guideline should require larger lots to include building envelopes that position dwellings away from the RLZ.

Without larger lots near the RLZ, incompatible land uses may result. While Ballarat Council will ultimately determine the final urban form, now is the key time to update the PSP to give clear guidance for developers and Council and ensure optimal outcomes.

Gillies Road Streetscape – 212 Gillies Road (outlined in red below) faces Wyndholm Park, which is set for conventional density residential development. Larger lots are recommended along Gillies Road to create a quality urban streetscape and minimise impacts on the RLZ area opposite BNPS.



(Source: Plan 2 Place Based Plan, BNPS, 2025)

Area Increased Density – The plan targets a density of 25 dwellings per net developable hectare, accommodating a significant number of residents within this area. This increased density poses a considerable risk of negative amenity impacts to 212 Gillies Road, as illustrated in the figure above, given its proximity to both the property and the PSP boundary. Furthermore, the PSP allows for the implementation of small lot housing code products adjacent to areas of higher density, which may result in these higher-density housing types being situated along the boundary of 212 Gillies Road (including the current 10m wide access).

Locating areas of increased density, including small lot housing products, directly adjacent to the RLZ represents an undesirable urban design and planning outcome, as it lacks an appropriate transition in density. Introducing a buffer or requiring the provision of larger lots would help address this issue and facilitate a more suitable gradient between zones.

Conclusion

In light of the concerns raised, it is respectfully requested that the Ballarat North Precinct Structure Plan be amended to incorporate measures that protect the amenity and character of existing Rural Living Zone properties. Specifically, the introduction of

undeveloped buffers, lower-density residential areas along RLZ boundaries, and larger lots fronting Gillies Road will help ensure a more sensitive transition between new urban development and established rural properties.

These recommendations support good urban design principles, minimise adverse impacts, and promote a harmonious integration of new and existing communities within the precinct. By adopting these guidelines, the PSP can deliver a balanced outcome that meets growth objectives while safeguarding the interests of current residents

Yours sincerely,

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BEVERIDGE WILLIAMS

On behalf of: 
