

Our Reference: 2300062

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Victorian Planning Authority

Via email:

CC:

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Dear ,

RE: Submission to Ballarat North PSP Public Exhibition

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

The BNPSP proposed location for the government primary school and community facility on Olliers Road is not optimally sited. Relocating these facilities would enhance this part of the core PSP area and support broader place-based improvements.

On behalf of , Beveridge Williams recommends moving the primary school and community facility to the north-western corner of Olliers Road and the proposed northern extension of Noble Court (Alternative Location). This is shown in the image below which is a modification of BNPSP Plan 8 Community Infrastructure. The purple circle indicates the revised government primary school catchment.



The proposed relocation offers several advantages.

Community Infrastructure Catchment

The government school catchment area for the alternative site covers a larger portion of the PSP than the catchment for the location proposed in the Public Exhibition PSP Place-Based Plan.

Currently, the PSP's location government school catchment extends beyond the PSP boundary to the south, south-east and east and includes drainage basins and waterways in the south-east where no residential development is planned. At the same time, it excludes higher-density residential areas near the Gillies Road and Sims Road intersection. This means areas with no residents are included, while areas with the most residents are left out – an unsatisfactory outcome for PSP planning.

The Alternative Location excludes the drainage basin but includes higher-density residential areas, ensuring more residents are within the 800-metre government school catchment. This makes it a better fit for community infrastructure needs.

Traffic, Access, and Egress

The current PSP proposal relies on Noble Court as a main access point for the school and community facility. Since Noble Court is a dead-end to the south and is not planned for extension, this would likely cause congestion and safety issues as vehicles turn around after dropping off students. Alternatively, more vehicles might use residential streets to the east or west, increasing traffic risks where children are likely to walk or cycle.

The Alternative Location provides direct access to two main roads, eliminating the use of a dead-end street and reducing congestion and safety concerns.

The current PSP also suggests widening the southern part of Noble Court, presumably, to address traffic issues caused by the proposed school and community facility. Relocating the school would remove the need for this proposed dead end Collector road widening, reducing pavement area and subsequently minimising urban heat. As the PSP aims to focus on green space and sustainability, this dead-end road is better placed to provide a tree lined streetscape, than street parking.

Having regard to the Ballarat Net Zero Emissions Plan (2022), it is known that up to 64% of carbon emissions come from the production of materials including cement and asphalt. These emissions come from the quarrying, processing and transport of material used to construct roads.

Reducing the proposed Collector Street to a Local Access Street (Level 2) has the potential to reduce pavement area by around 300m², or around 20 truckloads of aggregate. These small steps are what needs to be considered to begin making a difference.

Land Contamination

Figure 5, from Plan 11 (Environmental Constraints) of the Public Exhibition PSP, shows that the current proposed site for the school and community facility is on land with a high risk of contamination. In contrast, the Alternative Location is mostly on land with no identified contamination risk, with only a small area of medium risk.

Reducing exposure to contaminated land lowers both risks and costs, resulting in a better outcome for the community.

Conclusion

In summary, relocating the proposed primary school and community facility from the south-eastern to the north-western corner of Olliers Road and Noble Court offers significant advantages.

The Alternative Location better serves the residential catchment, improves access and traffic safety, reduces the need for costly road modifications, and minimises exposure to land contamination risks. These benefits align with the objectives of the Precinct Structure Plan, supporting a more effective, accessible, and sustainable outcome for the Ballarat North community. Adopting this revised location will help ensure that community infrastructure is optimally placed to meet current and future needs.

Yours sincerely,

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BEVERIDGE WILLIAMS

On behalf of:

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