

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
1406109				To the Victorian Department of Planning, Regarding Ballarat North PSP - Submission for Consideration of Larger Style Blocks in the Ballarat North PSP, Adjacent to Gillies Road, Mount Rowan Dear Sir/Madam, I am writing to provide a formal submission regarding the ongoing planning and development of the Ballarat North Precinct Structure Plan (PSP). As a concerned property owner residing within the area, specifically the residential-rural zone properties situated opposite the proposed new developments along Gillies Road, Mount Rowan, I respectfully request that further consideration be given to the zoning and lot sizes proposed for the subject area. The current PSP proposal seems to predominantly cater for smaller residential block sizes, which although is more lucrative for the developer, council and state government, I believe may not		2025-10-20 14:20:52

				be in keeping with the existing character and broader context of the surrounding properties, particularly those located along Gillies Road and Cummins Road, Mount Rowan. These properties currently enjoy a rural-residential atmosphere with larger lot sizes, providing significant open space, is quiet and offers a sense of privacy that is highly valued by residents and the reason why myself and likely many others, likely purchased and chose to reside in this area. We have not been as impacted as other areas locally where there are more dense populations and development in relation to rising crime, littering, pollution, and noise, and I hold concerns that a development with smaller lot sizes and increased density housing will have a negative impact on the lifestyle, and livability of the area. Whereas, if the properties nearby to the current area were of a larger size this would contribute to the long-term sustainability of the area, respecting both the character of Mount Rowan and the city's broader growth objectives and have a lessened impact on the current residents. It could also assist in preserving the balance between urban development and maintaining the rural landscapes that are a significant part of the wider Ballarat identity. When purchasing our property this was done on the understanding that the surrounding area was also zoned similarly or for farming, with us not being made aware that in the future there would be consideration to re-zoning and developing this area and I am concerned that the re-zoning of the surrounding area has given little consideration to impact on the handful of residents who were already residing in the local area.		
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				The properties along Gillies Road and Cummins Road, Mount Rowan, are predominantly large residential-rural lots. The introduction of smaller, urban-style residential blocks opposite these larger properties could create an incongruent contrast in both land use and amenity. Larger blocks on the opposite side of Gillies Road would maintain a more harmonious transition between the established rural-residential zone and the future urban development, respecting the existing character of the area and lessening the impact to current residents with the intended growth in the area. I believe that the integration of larger residential blocks into the proposed Ballarat North PSP would contribute to the long-term sustainability and aesthetic of the area, respecting both the character of Mount Rowan and the city's broader growth objectives. It could assist in preserving the balance between urban development and maintaining the rural landscapes, along with maintaining habitat for wildlife that frequent the area. Given these considerations, I respectfully request that the Ballarat North PSP planning team: • Reassess the proposed lot sizes and consider the inclusion of larger residential blocks including considering facing these larger blocks into Gillies Road, to mirror the existing properties that will be remaining, and if needed for these properties opposite the current residential-rural zone on Gillies Road, Mount Rowan with		
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				similar zoning for this portion of the area. • Ensure that the transition from rural-residential to urban development is gradual, maintaining an appropriate buffer of larger blocks in the proposed PSP area. • Consider the potential long-term impacts of increased density on existing residents' privacy, amenity, and lifestyle. I believe that these adjustments will help to preserve the unique character of the area while supporting the ongoing development and growth of Ballarat in a way that is sustainable and beneficial for all residents, both existing and future. Thank you for your consideration of this submission.		
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