

Project: **Ballarat
North**

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Victorian Planning Authority



October 20, 2025

Re: Precinct Structure Plan (PSP), Native Vegetation Precinct Plan (NVPP), Development Contributions Plan (DCP), and amendment to the Ballarat Planning Scheme – Ballarat North

To whom it may concern,

I am writing to provide feedback on the Ballarat North PSP. While I acknowledge the need for strategic planning to accommodate future growth, I am particularly concerned about the proposed small residential block sizes, particularly on the west side of Gillies Road (directly opposite existing residences) and along Cummins Road. These block sizes are inconsistent with the existing Gillies Road area and do not reflect the semi-rural, low-density nature of the surrounding neighbourhood, and they risk undermining the amenity and lifestyle that current residents value. It is acknowledged that the entire area will undergo enormous change over the coming years, however this should not be at the expense of the natural amenity.

Furthermore, there has been insufficient consideration of the cumulative impact on existing residents, particularly along Gillies Road, where increased traffic, reduced privacy, and potential strain on drainage and open space are likely outcomes. The Native Vegetation Precinct Plan (NVPP) appears to offer limited protection to existing vegetation, which many in the local community see as integral to the area's character and environmental health.

For example, the existing plantation of cypress trees along Gillies Road provides significant amenity including a wind break and corridor for birds. Current PSP drawings do not explicitly indicate whether the trees will be retained (which would be ideal), and if they are to be removed, how the loss of this important asset will be addressed is unclear.

Additionally, the current PSP does not include upgrades of intersections along Gillies Road north of Sims Road. This will likely lead to traffic flow issues during construction. It should be noted that Gillies Road is already very busy and traffic includes farm machinery, livestock carriers, commuters, cyclists and school buses. Entering and exiting residential properties is currently very difficult and will need additional management during and post the construction phase. Details of how changes to the transport infrastructure, and how it will impact existing residents is also unclear (e.g. will residents in Gillies Road be permitted to turn left towards Ballarat and right towards Miners Rest/Creswick when exiting their driveways?).

Finally, as the owner of [REDACTED], I am writing with respect to the exclusion of properties [REDACTED] from the Ballarat North PSP. Whilst I acknowledge the rezoning process is not within the scope of the VPA, I feel it is important to again formally register my concerns regarding the exclusion of these two properties from the Ballarat North PSP.

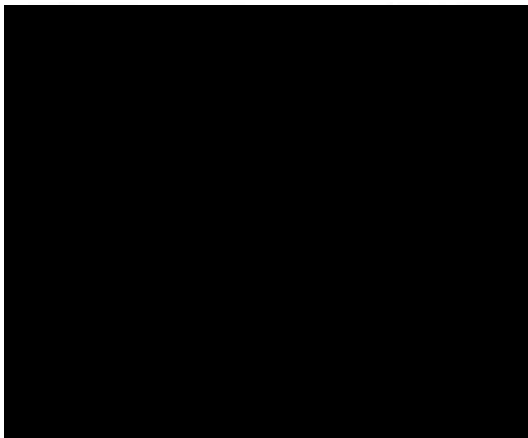
As per a previous submission made to City of Ballarat on 15 December 2020 (reference #: 2001622), inclusion of the land known as [REDACTED] within the Ballarat North PSP is sought. The owners of [REDACTED] also wish to be included. Discussions with all neighbours through to Cummins Road, indicates that there is no opposition to this.

The land is a logical inclusion into the supply of lots to be provided in the precinct. The land, when combined with [REDACTED] has a total area of 6.4 hectares. The land has a gentle slope from west to east, is un-encumbered by risk from flooding and no logical reason for exclusion. The land is currently too small to farm productively, and too large to be considered a "lifestyle" property, particularly when the new housing and associated assets in the precinct will significantly change the rural feel and character of Mount Rowan, negatively impacting the amenity and liveability of the existing properties.

A formal acknowledgement from Council in relation to the submission made on 15 December 2020, and details of the rationale for not including [REDACTED] in the PSP was not received by the proponents (despite several requests for clarification). It would be appreciated if Council could provide a written response outlining the basis for this decision, to support transparency and ensure all relevant landowners are appropriately informed as part of the planning process.

Thank you for your consideration of the issues raised above.

Yours sincerely,

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