

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
1403281	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	see attached - below	https://engage.vic.gov.au/dash/project/1771/submission/survey/1403281/attachment/dxbsb2fkojiwmjutmdkmtzumdu6mtg6ndmundu1wg-0-psp-feedback-v1.pdf/download	2025-10-09 20:49:14



9th October 2025

Ref: Feedback regarding the Ballarat North PSP development plan

Following the publication of the Ballarat North PSP September 2025 we wish to submit a series of points and questions that will directly affect us as residents of [REDACTED]. There appear to be many items not considered in the PSP that could have significant effect on residents both existing, and new, if the development goes ahead. We trust the items below will be considered in full and suitable written responses will be provided.

1. How will this plan stop Cummins Road becoming a rat-run to the Midland Highway?
2. Why are there traffic light (signalised) junctions being installed on Gillies Road and Midland Highway instead of the more safer and better traffic flow from suitably sized roundabouts (see plan 4 on P21)?
3. The traffic heading north/south on Gillies Road and not taking the highway will end up at the Norman Street/Gillies Road roundabout which is already a huge traffic bottleneck at peak times, so how will this have any chance of coping with an additional 5000+ dwellings?
4. Why is the plan not taking advantage of the train line 1.5km East of this development? Why isn't the development centred on the rail line with a new station to get people into the Ballarat CBD or into Melbourne without driving?
5. There appears to be no westbound access or Eastbound egress added from the Western freeway to/from Gillies Road. This will push all traffic heading to/from the freeway onto Howe Street and the Midland Highway with that traffic then heading into the new development(s) from each side. This creates unnecessary traffic confluence and travel in residential zones which is just poor planning. As above how will traffic be discouraged from using the Cummins Road section just north of Mount Rowan as a rat-run?
6. Cummins Road between Gillies Road and the Midland Highway appears to have no changes in these plans. The road currently has no footpaths, kerbing etc so joggers, walkers, cyclists use the sealed road which is currently quiet. This development has a real risk of huge increases in traffic on this section of Cummins Road so what is the plan for non car user protection, and to limit noise/pollution that existing residents will be subjected to? Will this section be speed restricted, blocked off at one end, nip points etc to discourage traffic from using what will become a rat-run otherwise?
7. What is the definition of timing (long, medium, short) in table 19?
8. Figure 1 states an estimated 1059 jobs will be created but there will be 15,467 residents. With an age dependency ratio of around 54% that means 46% of working age, or 7114 people. With only 1059 jobs created this implies another circa 6000 people commuting in/out of this development every day. There is no train or light rail in the plans. What is the proposal for public transport to prevent this huge volume of traffic ending up on Howe Street, Gillies Road or the Midland Highway at peak hours?
9. What is being done, or the proposal for, the two westbound off ramps from the Western Freeway at Gillies Road and Midland Highway? Currently anyone wishing to turn right (north) off the freeway has a give way and to turn across the two lanes of traffic. Traffic from the north is obscured by the highway bridges in both cases, and the volume of traffic at peak times means it can be minutes waiting for a safe gap to turn right. With the inevitable increase in traffic wanting to exit the freeway and head north, coupled with the increase in

traffic on the two roads mentioned, at peak time it may be impossible to safely turn right. This will then back up stationary traffic onto the freeway creating another hazard. So what is the plan to manage this?

10. What is the healthcare provision plan from basic non-prescription services up to hospital, old age and palliative care for these over 15,000 new residents? The existing facilities in Ballarat cannot be expected to cope with a 15-20% increase in service provision without investment, support and a clear plan. So, what is the plan?
11. What is going to be done to prevent light pollution from this development? Mount Rowan is currently without any street lighting except for one or two lights at junctions of Cummins Road. This allows astronomy to be enjoyed in most directions from Mount Rowan currently. How will this be maintained?

We look forward to considered responses to the items listed above. As residents of [REDACTED] with no financial stake in any of this development work we will work to ensure our enjoyment of our property is not negatively affected by the construction or ongoing use of this development.

Note that any of our personally identifiable information must be kept private and not appear on any publicly available document.

Yours faithfully,

[REDACTED]

[REDACTED]