

Project: **Ballarat
North**

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1405853					https://engage.vic.gov.au/dash/project/1771/submission/survey/1405853/attachment/dxbsb2fkojiwmjutmdkmtzumdu6mtq6ndmundu1wg-0-objection-letter-to-north-ballarat-development.docx/download	2025-10-19 21:07:16

October 19th 2025

Dear Sir/Madam

RE: Ballarat North Precinct Structure Plan and the negative impacts on Cummins Road, Mount Rowan, VIC 3352

We are writing to confirm that we have read the Ballarat North Precinct Structure Plan. [REDACTED], have serious concerns with the close proximity of the proposed development, as well as the effects it will have on our rural living environment and therefore strongly object to the planning application made by the VPA and Ballarat City Council.

Due to personal reasons (a family member currently in ICU [REDACTED]), we do not believe we have been given sufficient time to process, research and understand the implications of the proposed development, but in brief, our objections relate to:

- The detrimental impact on the lifestyle residents of Mount Rowan chose for our futures when we purchased blocks of land here.
- Our proximity to Ballarat and all of its services - we have access to everything we need WITHOUT needing any services to be built near us.
- Potential noise emissions and increased traffic, especially for those of us who have thoroughbred racehorses. There are a number of trainers in Cummins Road who use the roads included in the PSP to exercise their horses. With our proximity to Dowling Forest, this area has always been racehorse country. This industry would be affected detrimentally not only by the traffic, but by the entire project, which backs on to a significant number of training properties in Sharpe's Road and Kennedy's Road. The irony that the land on which this plan is proposed to be built is currently a horse stud, is not lost on us.
- The effects on the landscape in this rural living area. Mount Rowan is aesthetically a beautiful area, an aspect frequently commented upon by visitors – this would be destroyed.
- There are already two schools literally on the other side of Mount Rowan
- The feared next step is a change to the subdivision regulations, resulting in some residents subdividing and selling off significantly smaller blocks. This would spell the death of Cummins Road and the lifestyle many of us have enjoyed our entire lives.

We strongly object to the North Ballarat PSP; the plans will pose a significant risk to the lifestyle of our family, friends and surrounding neighbours.

Sincerely,

[REDACTED]

[REDACTED]