



Ref: BORG-1-25-5010

Ms Sarah Carlisle
Lead Chair
Victorian Planning Authority Projects Standing Advisory Committee
Planning Panels Victoria
Via email: office@planningpanels.vic.gov.au

Dear Ms Carlisle

BALLARAT NORTH STANDING ADVISORY COMMITTEE REFERRAL

I refer to draft Amendment C256ball to the Ballarat Planning Scheme (draft Amendment), which facilitates the use and development of land within the Ballarat North precinct primarily for residential use, generally in accordance with the Ballarat North Precinct Structure Plan (PSP), the Ballarat North Development Contributions Plan (DCP) and Ballarat North Native Vegetation Precinct Plan (NVPP).

On 22 August 2025, the Minister for Planning approved the VPA (which is now part of the Department of Transport and Planning (DTP)) to use a streamlined planning process to progress the draft Amendment, and undertake informal public consultation about the matter and delegated to the Head of Spatial Planning the power to refer matters directly to the VPA Projects Standing Advisory Committee (Committee).

Between 19 September 2025 and 20 October 2025, DTP undertook a targeted public consultation process for the PSP and the associated draft amendment. A total of 63 submissions were received.

Referral

In accordance with clause 12 of the terms of reference for the Committee (July 2020) and delegation provided to the VPA (now DTP), I am writing to refer 'key issues' identified in **Table 1** below for advice and recommendations. These key issues have been derived from the submissions to the draft Amendment.

All submissions received during public consultation are included in the enclosed materials however only the 'key issues' identified in **Table 1** below are referred to the Committee for advice and recommendations.

DTP notes that not all the issues raised by submitters fall into the identified 'key issues' at **Table 1**. The Committee is to limit itself to considering only those parts of the submissions that are relevant to the 'key issues' identified in **Table 1** of this letter. A number of submissions do not consider the 'key issues' identified at Table 1 of this letter. These submissions are provided to the Committee for its context only.

DTP will continue seeking to resolve specific issues or submissions that have not been referred to the Committee directly with submitters.

The matters that have not been identified as Key Issues in **Table 1** are those DTP is confident will be resolved outside of the Committee process or where DTP has formed a clear position that does not require the Committee's consideration.

Table 1 - Key Issues

Key Issues	Advice Sought
Development Contributions Plan	<p>Please advise whether:</p> <ul style="list-style-type: none"> - The following specific projects proposed in the DCP are strategically justified and fulfill principles of need and nexus: <ul style="list-style-type: none"> o DR-01 o RD-02-1 o RD-02-2 o IN-04 o IN-05 o RD-03-1 o RD-03-2 o BR-01 - The proposed DCP costings for the projects listed above are appropriate. - BR-03 is strategically justified and fulfills the principles of need and nexus to be included as a DCP item and if so, what costing apportionment should be applied to this item.
Transport Network	<p>Please advise whether:</p> <ul style="list-style-type: none"> - The following components of the road network proposed by the PSP are strategically justified: <ul style="list-style-type: none"> o The Cummins Road crossing of Burrumbeet Creek o The proposal to not duplicate Gillies Road o The duplication of the Midland Highway o Whether pedestrian access from the PSP over the Western Freeway to established Ballarat is required.
Drainage Infrastructure	<p>Please advise whether:</p> <ul style="list-style-type: none"> - The location and size of the proposed drainage assets for stormwater management are appropriate.
Southeast P-6 proposed government school	<p>Please advise whether:</p> <ul style="list-style-type: none"> - The location of the P-6 proposed government school on the south-east corner of Olliers Road and Noble Court is strategically justified.

Committee Process

Without limiting its powers under the *Planning and Environment Act 1987* (Vic), including the power to regulate its own proceedings, DTP encourages the Committee to consider adopting the following procedures to provide an efficient and timely process for the assessment of the referred issues:

- a) Specifying a time limit for submitters seeking to be heard;
- b) Require receipt of evidence from like witnesses concurrently, commencing with exploratory questions posed by the parties and Committee.
- c) Regulating the duration of evidence in chief to balance efficiency and fairness;
- d) Limiting cross examination to matters which are of interest to the Committee; and
- e) Directing the submitters to focus preparation of submissions and appointment of experts only on the key issues DTP has requested your advice on and raised in **Table 1**.

The supporting documents required by clause 13 of the terms of reference are enclosed via a ShareFile link in the accompanying email.

Enclosed are all submissions, and a submissions summary table which identifies the key issues and DTP's current response to submitters.

Acknowledging that all submissions have been provided to the Committee, the VPA Part A submission will include a response on the VPA position for issues that fall outside of the 'key issues' to assist the Committee. If submitters raise issues that are outside of the identified key issues before the Committee during the hearing, the VPA may, if it considers it appropriate, address these issues in writing in its closing submission.

Any engagement by the VPA on issues not identified in the 'key issues' before the Committee is in furtherance of its efforts to resolve unrefereed issues and is not intended to alter the limited scope of the 'key issues' referred to the Committee for advice.

Please be advised that the public release of the Committee's Report will be at the discretion of the Minister for Planning.

If you would like further information, please email Dean Rochfort, Executive Director - New Communities at [REDACTED]

Yours sincerely,



Justin O'Meara (DTP)

Head of Spatial Planning & VPA CEO
Housing, Building and Land Delivery

Date: 16/01/2026

Enclosed:

- Ballarat North PSP, NVPP and DCP (public consultation versions)
- Draft Amendment C256ball to the Ballarat Planning Scheme documentation (public consultation versions)
- Submissions and submitter details
- Key Issues Summary Table
- Ballarat North Public Consultation Report (draft)
- Supporting background reports