
From: [REDACTED]
Sent: Monday, 4 August 2025 8:40 PM
To: Growth Areas
Cc: [REDACTED]
Subject: Ballarat Planning Scheme Amendment C234ball : OBJECTION

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Dear Ballarat City Council Planning Team,

We are writing to formally express our strong objection to the proposed Amendment C234ball, specifically regarding the steep increase in the Development Infrastructure Levy (DIL). As a developer actively working in the Ballarat West precinct, we are deeply concerned that these changes will severely impact project feasibility, exacerbate financial strain in a market already under significant pressure.

We had an internal discussion with shareholders and consultants. We believe -

- Many developers, including us, are already struggling with stagnant sales, forcing us to sell lots at heavily discounted prices just to stay afloat. The proposed 23.4% hike for residential land (from \$341,627.65 to \$421,701.28 per hectare) is unrealistic in the current economic climate. This levy increase will further erode profitability, making many projects unviable.
- The property market in Ballarat is soft, with weak demand and rising construction costs. Imposing higher levies now will discourage investment and delay development.
- The DIL hike compounds with 5.91% open space contribution (up from 5.31%) and new \$432k plan preparation cost levy. These increases will inevitably be passed on to homebuyers, worsening affordability. A phased approach or temporary relief measures should be considered.

We urge the council to freeze all the levies at current indexed rates until market conditions improve.

Permit Number: PLP/2021/335

Address: [REDACTED]
[REDACTED]

Regards,

Greenvests Development Pty Ltd

E: [REDACTED]

P: [REDACTED]

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