
From: [REDACTED]
Sent: Tuesday, 26 August 2025 12:58 PM
To: Growth Areas
Cc: [REDACTED] Chris Duckett
Subject: RE: Planning Scheme Amendment C234ball Ballarat West PSP and DCP Review - Submission

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This is an update on the below submission.

We met with Council on the 21st of August which was a productive session. We would like to amend the submission based on that meeting.

We understand that new items are generally not being added to the Ballarat West DCP and this includes the roundabout at the intersection of Webb Road and Schreenans Road/Lane.

Schreenans Road extension west is the section of road to be constructed from the Schreenans and Webb intersection through to the future Schreenans Road bridge. This is captured under Item DI_RD_31b of the DCP with a DCP cost allowance of ~\$1.23m (extract from DCP below). The other section of Schreenans Road between Webb and Cherry Flat Road that requires upgrading is listed under DI_RD_31a at a cost of ~\$1.60m.

The roundabout is mentioned in the Milward Transport Projects Review of February 2024 and is a core component of the delivery of the road upgrade (page 82) and is required to service forecast traffic using the road upgrade and future bridge to connect the Bonshaw precinct area with Sebastopol.

The report refers to the roundabout being similar to another DCP roundabout DI_JNC_12 (a four arm single lane roundabout) which is listed under the DCP with a cost of \$1.21m. The cost of the Schreenans / Webb roundabout is estimated at \$850k on page 83 of the Milward report.

It is also noted in the Milward report that the roundabout has a funding mechanism which in essence is captured as a planning permit condition applied to Bonshaw Run and the development south of Bonshaw Run for the construction of the roundabout by the developer. Given the development south of Bonshaw Run is severely constrained by the lack of ability to service sewer and drainage in the immediate future then the Bonshaw Run development is the only realistic development that could deliver the roundabout construction.

The roundabout does not solely benefit the Bonshaw Run development and the Bonshaw Run Estate should not be solely used to fund the roundabout. The Bonshaw Run Estate is already responsible for the delivery of significant infrastructure including Webb Road. The roundabout cost (\$850k and potentially higher) should not be apportioned to a relatively small development (~200 lots) as this is proportionally unfair for an Estate of that size to incur large infrastructure costs.

We believe that costs of the roundabout should be equally distributed across DCP items DI_RD_31a and _31b. We therefore request that Council reassess the allocated costs associated to these two DCP items to capture the actual costs that will be incurred as part of the Schreenans Road / Lane upgrade and extension.

DI_RD_31b	Schreenans Lane extension west			
Project Description	Construction of Schreenans Lane between Webbs Rd and creek crossing to Link standard (340m)			
Levy Type	Development	Strategic	This project is required to provide for the orderly and proper development of the the road hierarchy caters for traffic growth.	
Category	Road Construction	Justification		
		Cost Breakdown	Units	Rate
Cost	\$1,232,047			
External	11%			
Cost to MCA	\$1,096,522			
Applies To	Residential	Commercial		
Cell	Main Catchment Area			
Apportionment	89%			
Capital Cost	\$1,096,522			
Demand Units	972			
Levy Amount	\$1,128.07			
Cost Apportionment Method		Costing	Construction costs estimated by SMEC and verified by Council officers (indexed to 2014/15)	
Construction costs apportioned based on internal/external traffic split from SMEC traffic model.		Justification		
		Indicative Project Trigger	In stages as access to adjacent development is required OR on construction of Schreenans Lane extension east (RD_31d).	

Business Manager - Ballarat
Civil / Water Engineering

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From: [REDACTED]
Sent: Tuesday, 29 July 2025 4:29 PM
To: growthareas@ballarat.vic.gov.au
Cc: [REDACTED]
Subject: Planning Scheme Amendment C234ball Ballarat West PSP and DCP Review - Submission

Hi

We write as the consultant representative of [REDACTED] who is the developer of Bonshaw Run on Webb Road.

The site has a Planning Permit PLP/2022/3 for a staged multi lot subdivision. The site also has a secondary consent (PLP/2022/3/SC/A) which includes amendment to the number of lots and masterplan from the permit.

Review and Consider Inclusion of Schreenans Road Roundabout as a DCP funded item

Condition 16 of the Permit includes the construction requirements for the development. This includes two roads bordering the development: Schreenans Road and Webb Road. Also included is the construction of a roundabout at the intersection of Webb Road and Schreenans Road.

We refer to the Ballarat West Development Contributions Plan dated February 2025 prepared for Council by Urban Enterprise

Section 3.5.4 outlines road items included in the DCP. These include:

- DI_RD_31a Schreenans Lane upgrade. Upgrade of Schreenans Lane between Cherry Flat Road and Webb Road to Link standard (440m).
- DI_RD_31b Schreenans Lane extension west. Construction of Schreenans Lane between Webbs Rd and creek crossing to Link standard (340m).

These are funded DCP items covering the length of Schreenans Road between Cherry Flat Road to the proposed bridge crossing of Bonshaw Creek (DI_RD_31c).

The requirements for delivery of the link standard road include a 4 legged roundabout at the intersection of Webb Road and Schreenans Road.

The costs of the above items do not appear to have factored in the roundabout at the intersection of Webb Road and Schreenans Road / Lane. Typically intersections and roundabouts are included as separate items with the 'JNC' suffix instead or "RD" suffix to separate these from road items.

The roundabout and road service the wider Bonshaw and Ballarat population and are not for the benefit of one development. The roundabout is a required component of the road upgrade and seems to have been overlooked by the DCP to date.

Recommendation

In the interests of fairness and to ensure that the Development Infrastructure Levy (DIL) is accurate it is requested that Council:

- Include the roundabout as a funded DCP item that can be reimbursed as a WIK item should a developer construct the roundabout.

[Redacted]
Business Manager - Ballarat
Civil / Water Engineering

[Redacted]
[Redacted]
[Redacted]
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