
From: [REDACTED]
Sent: Monday, 4 August 2025 1:31 PM
To: Growth Areas
Subject: Planning Scheme Amendment C234 - Objection

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To the City of Ballarat

I hereby wish to convey my objection to Planning Scheme Amendment C234.

My concerns relate to the following;

1. A clear housing crisis currently exists in both Victoria and Ballarat.
2. More housing is desperately needed in Ballarat as a matter of priority.
3. An increase in developer contributions of more than 30% is going to make future housing even more unaffordable in the greenfield areas.
4. Greenfield development provides over 75% of new housing for Ballarat.
5. Inner city infill projects for additional housing in Ballarat are predominantly not economically viable. I have undertaken numerous infill developments in Ballarat over the past few years and found this to be the case.
6. Ballarat is currently suffering a dramatic economic downturn in my opinion largely attributable to stress in the property development sector.
7. The increase in the DCP is going to further exacerbate this undesirable situation.
8. Ballarat has gone from one of the most prosperous regional cities in Australia to one of the least prosperous.
9. All three tiers of government should be greatly concerned with this situation.
10. A summary of what infrastructure has been delivered in the growth areas by developers vrs what has been delivered by Council should be provided to demonstrate the current status of developer contributions.
11. Does 20 dwellings per hectare on the fringe of Ballarat actually represent an outcome that future generations will be proud of – I don't think so?
12. Why are public open space contributions being increased from 5.31% to 5.91%?
13. How can the total cost of the DCP increase from \$257M to \$511M? This seems inexplicable?
14. Are credits for work already done being equitably considered from a Council basis vrs a developer status?

I would be pleased to meet with the relevant staff to discuss and elaborate on my concerns.

If you have any queries please do not hesitate to contact me.

Regards

[REDACTED]
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