

4 August 2025

Sustainable Growth
Ballarat City Council
Via email growthareas@ballarat.vic.gov.au

Dear Sir/Madam,

**Planning Scheme Amendment C234ball
Ballarat West PSP and DCP Review
Property 230 (180 Ballarat-Carngham Road, Alfredton)**

We act for Altieri Constructions Pty Ltd who have developed large residential estates within the Ballarat West Precinct Structure Plan (PSP) area including the Enchanted Estate which will deliver 250 lots when it is completed in the near future.

Introduction

Altieri Constructions Pty Ltd have a particular interest in Planning Scheme Amendment C234ball due to their ownership of a 20.19 hectare parcel of land at 180 Ballarat-Carngham Road. This parcel of land is identified as Property 230 within the Ballarat West PSP and Development Contribution Plan (DCP). Planning Permit PLP/2021/356 has issued for a 194 lot subdivision of the land at Property 230 in accordance with plans which have been endorsed.

Having reviewed the documents provided through the public exhibition of Planning Scheme Amendment C234ball we wish to express our concerns on behalf of Altieri Constructions who have in the past been treated unjustly in regard to property number 230 via the wider implementation of the Ballarat West PSP to-date.

In particular the decision to relocate in excess of 0.6 hectares of future primary school land from the adjacent land parcel to the east (Ballymanus Estate) onto property number 230 has negatively impacted Altieri Constructions by virtue of a reduction in overall yield by 11 or 12 conventional residential lots.

There was zero transparency afforded to Altieri Constructions during the Ballarat City Council's decision to make this significant departure from the Ballarat West PSP when a planning permit was granted for the Ballymanus Estate. No development contributions credit is provided for future school land.

The misalignment of Vetrano Avenue and Kilkenny Drive on adjoining estates either side of Property 230 has created an awkward geometry to design a residential subdivision within Property 230 including the active open space area.

Therefore Altieri Constructions have previously incurred significant disadvantages and financial costs as a result of planning permit decisions made by Ballarat City Council on adjoining landholdings. As a result they are nervous about the implications of Planning Scheme Amendment C234ball for their ability to develop this land and deliver much needed housing for Ballarat at-scale.



The specific concerns we wish to raise on behalf of Altieri Constructions in relation to Amendment C234ball and its impact on Property 230 of the Ballarat West PSP are summarised as follows:

1. The disagreement between Ballarat City Council and the Department of Transport about the treatment of the Ballarat-Carngham Road intersection (DCP item DI_JNC_02) and the potential negative consequences this could have for the development of Property 230 by Altieri Constructions from both a timing and cost perspective.
2. Ambiguity regarding the DCP credit available to Property 230 in relation to land provided for the new north-south road in sub-precinct 4 (DCP Item DI_LA_24).
3. How the proposed increase to the public open space contribution relates to the DCP credit available for land provided for active open space within property 230 (DCP item DI_LA_13) and its impact on the total ongoing development contribution payments to be made as Property 230 is delivered as a residential estate.

1. Council and DoT disagreement about DCP item DI JNC 02

Altieri Constructions had to work extremely hard to achieve Planning Permit PLP/2021/356 by satisfying both Ballarat City Council and the Department of Transport in relation to traffic management onto Ballarat-Carngham Road and the staging plan for the development.

It also took a very long time to achieve endorsed plans under the planning permit and the approval of functional layout plans. It has now become apparent that these time delays were due to Ballarat City Council's preference for traffic signals to replace the roundabout specified in the Ballarat West PSP.

If the Ballarat City Council wish to use the planning scheme amendment process to make a significant change to the Ballarat West PSP by replacing a roundabout with traffic signals then Altieri Constructions do not wish to oppose this.

However the process of enacting this change and the inability for two authorities to agree, should not prevent development from proceeding in a timely manner as and when landowning developers such as Altieri Constructions are prepared and ready.

2. Ambiguity regarding the DCP credit available to Property 230 for DCP Item DI LA 24

The revised Development Contributions Plan states that there is 2.01 hectares of land within Property 230 which is eligible for a DCP credit on the basis that it will be used to construct a future arterial road – refer below.

DI_LA_24	New north south road in sub-precinct 4 - Land					QUICK REFERENCE		
Project Description	Land acquisition for new north south road reserve in sub-precinct 4: length: 2458m, width 24m, area: 5.89ha.					DIL	RD	LAND
Levy Type	Development		Strategic	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Category	Road Construction		Justification					
			Cost Breakdown		Units	Rate	Cost	
Cost	\$5,398,000		Property 211 (actual credit value)		1.94	\$950,000	\$1,843,000	
External	0%		Property 218 (actual credit value)		1.94	\$900,000	\$1,746,000	
Cost to MCA	\$5,398,000		Property 230		2.01	\$900,000	\$1,809,000	
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$5,398,000							
Demand Units	972							
Levy Amount	\$5,553.29							
Cost Apportionment Method			Costing	Opteon Valuation Report				
Full cost apportioned to the PSP area (internal road network).			Justification					
			Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.			Version REF	7.2 85



However the property specific budget table in the revised DCP and revised PSP appears to have separated this into 1.81ha of land to allow for the construction of the road and 0.2 hectares of land to allow for the widening of a roundabout.

Property Number		Total Area (Hectares)	TRANSPORT			
			Future Western Link Road	Arterial Road / Widening	Roundabout	Road Reserve
			Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in NDA
Property 230	2036751	19.74	0.00	1.81	0.20	0.00

Altieri Constructions require clarification that the net developable area of Property 230 subject to the Development Infrastructure Levy will be reduced by the 2.01 hectares associated with the north-south road (DCP item DI_LA_24) regardless of whether traffic signals or a roundabout are constructed on Ballarat Carngham Road in the future.

3. Clarification as to whether open space contribution credit is available for land provided for active open space

We are unaware of any planning policy which provides that the provision of public open space within a PSP area for the purpose of satisfying Clause 53.01 of the VPP's should only be passive open space. Therefore Altieri Constructions would like to see clarification as to whether or not the land provided for active open space (DCP Item DI_LA_13) could be offset against the proposed increased rate of 5.91% of unencumbered land as public open space requirement.

Summary

If Ballarat City Council would undertake the following actions then this submission could be removed:

- Issue to Altieri Constructions satisfaction, a written undertaking signed by an officer with appropriate seniority, that provided interim roadworks are delivered on Ballarat-Carngham Road as per Condition 16 of Planning Permit PLP/2021/356, the Ballarat City Council will not use the delivery or otherwise of the Carngham Road intersection via roundabout or traffic signals (DCP item DI_JNC_02) as a reason to delay the certification of a plan of subdivision or the issue a statement of compliance for any stage of the subdivision as allowed by Planning Permit PLP/2021/356 or any subsequent planning permit granted to allow for the subdivision of the land at Property 230.
- Issue to Altieri Constructions satisfaction, a draft Summary of Development Contributions Schedule for Property 230 based on the proposed revised Ballarat West DCP. in its current form.



We would be pleased to work with Ballarat City Council officers on behalf of Altieri Constructions to resolve the issues in this submission. However if Council do not wish to engage on these matters then please advise us as such and we will commence preparation for a presentation at Planning Panels Victoria.

Yours Faithfully,

[Redacted signature]

[Redacted name]

Grey Town Planning Pty Ltd

[Redacted address line 1]

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