From: [redacted]
To: Strategic Planning
Subject: Ballarat Planning Scheme Amendment C217ball
Date: Thursday, 28 May 2026 8:29:59 PM

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To whom it may concern,

Submitter's name: [redacted]
Contact address: [redacted]
Amendment number: Amendment C217ball

I write to formally object to the proposed application of flood and/or stormwater planning overlays affecting properties within [redacted] under Amendment C217ball.

While I acknowledge and support the importance of responsible flood management and appropriate planning controls where genuine flood risk exists, I am concerned that the proposed overlay affecting [redacted] does not accurately reflect the practical and historical flood behaviour of the area and may substantially overstate the level of risk.

[redacted] is a long-established residential area within [redacted] with existing homes, infrastructure and drainage systems that have operated for many decades. Despite significant rainfall events over time, there is limited observable evidence of flooding affecting residential properties within the street to the extent suggested by the proposed overlay mapping.

In particular, I am concerned that the modelling underpinning Amendment C217ball may rely heavily on theoretical overland flow assumptions and broad catchment modelling outcomes rather than demonstrated site-specific flooding behaviour and historical evidence within the street itself.

My concerns include the following:

• Properties within [redacted] have not historically experienced significant inundation consistent with the extent of the proposed overlay mapping, including during major rainfall events experienced in Ballarat over many years.

• Existing drainage, stormwater infrastructure and road network conditions servicing the area may not have been fully or accurately incorporated into the modelling assumptions.

• The local topography and land levels within parts of [redacted] appear inconsistent with the extent and distribution of the proposed overlay boundaries.

• Water movement within the area appears to drain away effectively during rainfall events, with any temporary surface water generally consistent with ordinary urban stormwater runoff rather than prolonged or damaging flooding.

• The proposed overlay may apply broad planning controls across established residential land without sufficient evidence demonstrating a comparable level of

practical flood risk.

I am also concerned about the significant long-term consequences these overlays may have for property owners within [redacted], including:

• additional planning permit requirements for future works;
• increased development restrictions and compliance costs;
• negative impacts on property value and market perception;
• and potential impacts on insurance assessments despite the absence of demonstrated flooding history.

Importantly, I note that Council's exhibited material acknowledges the amendment is based on updated flood modelling and risk assessment rather than solely on recorded historical flooding events. While modelling is an important planning tool, I believe any permanent planning control affecting established residential land should be carefully validated against real-world local conditions, historical flood behaviour and site-specific evidence before being implemented.

Given the substantial impacts these overlays may impose on affected landowners, I respectfully submit that a more detailed and location-specific review of Little [redacted] is warranted prior to finalisation of Amendment C217ball.

Accordingly, I request that Council:

1. Reassess the proposed overlay extent affecting [redacted];
2. Review whether existing drainage infrastructure, land elevations and local site conditions have been fully incorporated into the modelling;
3. Give greater weight to the historical absence of significant flooding affecting residential properties within the street;
4. Undertake further site-specific investigation where required;
5. Reduce, amend or remove the proposed overlay where the demonstrated practical risk does not justify the planning controls proposed.

I respectfully request that this submission be fully considered as part of the Amendment C217ball process and that I be notified of any future Planning Panel proceedings or opportunities to be heard in relation to this matter

Kind regards,
[redacted]