

From: [REDACTED]
To: [Strategic Planning](#)
Subject: Ballarat Planning Scheme Amendment C217ball
Date: Monday, 25 May 2026 9:53:35 PM

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Dear Strategic Planning Team,

I am writing to express my objection to **Planning Scheme Amendment C217BALL – Ballarat 11 Waterways**.

My main concerns relate to the following two matters:

- Impact on property site valuation; and
- Lack of available information due to delays associated with the CBD Flood Mitigation Investigation Project report.

What impact will the proposed Flood Overlay have on property valuations? Will the revised valuation calculations be made available publicly, and what percentage reduction in property value is anticipated for affected properties?

In relation to the *delayed* City of Ballarat **CBD Flood Mitigation Investigation Project**, it is certain that the outcome of this report is critical in properly informing the community of the positive impacts that future flood mitigation works may have on areas previously identified as being potentially subject to inundation during a 1-in-100-year flood event and therefore any decisions made prior to the release of such a document would be grossly premature.

*'Undertake a CBD flood mitigation investigation project
01-07-2025 30-06-2026 0*

***Progress Comments:** This investigation will inform future upgrades to the CBD's drainage infrastructure, aimed at reducing flood risk and enabling further development within the area.*

These major flood mitigation works are expected to be budgeted in subsequent years, commencing from 26/27 onwards. It is important to note that the CBD flood mitigation projects are dependent on the completion of the drainage asset validation project for the CBD.

This work was originally expected to be finished by February 2026, but now this project won't be completed until the 2026/27 financial year.'

Given the significance of this investigation and its potential impact on planning outcomes, property values, and future development opportunities within the CBD, I believe the findings of this project should be completed and publicly available before further planning controls or overlays are implemented.

Looking forward to hearing the outcome to my queries.

Kind regards,

[REDACTED]

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