From: [redacted]
To: Strategic Planning
Subject: Ballarat Planning Scheme Amendment C217ball - [redacted] 3350
Date: Thursday, 28 May 2026 9:51:24 PM

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Dear Strategic Planning Team,

Re: Ballarat Planning Scheme Amendment C217ball

Grounds for Submission: Amendment Opposed at [redacted] and surrounding properties, request for review, raising of infrastructure concerns

I am writing to lodge a formal submission regarding the proposed flood overlay boundaries on my property under Amendment C217ball. I request that the current mapping take into account my specific section of the tributary and the drains nearby. Your computer modeling will be inaccurate unless you look at how my section of the tributary and the downstream infrastructure is actually constructed:

Request for Review (Concrete Channel)
The tributary running through my property is fully concreted across both the bottom and sides with a holding reservoir in the middle. This concrete section is actually built significantly deeper than the natural tributary bed upstream. Because this deep, smooth channel speeds up the water and keeps it contained, my actual land faces much less flooding risk than your general map shows.

Concerns Regarding Downstream Bottlenecks
As soon as the water leaves my concrete channel, it hits a small, restrictive circular drain on the landlocked Crown land right behind my neighbour's property at [redacted]. On top of that, this whole system drains toward [redacted], where the pipes under the main road are already known to be too small.

During heavy rain, the combination of the undersized [redacted] pipes and the small Crown land drain will cause stormwater to back up. I am worried this bottleneck will cause water to pool right at my boundaries, destroying mine and my neighbour's boundary fences.

I don't think that you are aware that this capped off area with a small drain may change your computer modeling for residents downstream. If the model assumes water is flowing freely when it is actually hitting a major structural bottleneck, the flood projections for the surrounding properties will be incorrect.

I request that Council:

-Clarify whether the flood projections take into account my concreted section of the flood map as well as the small capped drain on Crown land and whether this will be an issue.

-Fix the flood map to accurately show how the deep concrete channel keeps the water contained on my land making the projected flood impact less significant on my property.

-Update the computer modeling to accurately reflect this capped off drain and its true impact on downstream residents.

-Look at the capacity of the Crown land drain and the downstream pipes under Water Street.

-Investigate the possibility to change the size of the drains and make it larger to lessen flood impact on boundary fences and neighbouring properties as this may be significantly beneficial.

-Investigate the possibility to 'uncap' the Crown land section of the tributary to lessen flood impact on boundary fences and neighbouring properties as this may be significantly beneficial.

-Clarify who is responsible for keeping the Crown land drain clear so that our boundary fences don't end up getting damaged and flood impact is lessened.

Yours sincerely,

