From: [redacted]
To: Strategic Planning
Subject: Ballarat Planning Scheme Amendment C217ball - [redacted]
Date: Friday, 29 May 2026 7:31:34 AM

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Submitter's details
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I am emailing in regards to Ballarat Planning Scheme Amendment C217ball and the impact this may have on my property located at [redacted]

I am concerned that this has the potential to negatively affect the options of insurance, changes to infrastructure as well as the value of the property and ability for resale. At the time the property was purchased all appropriate due diligence was completed including the potential of flood impact by the assessment of the flood overlay available. Central Highlands Water was contacted and reassured the risk of further flooding on the property was not an issue as the drain that runs under the easement of the property has the capacity to handle all water events. If there are to be permanent changes to flood overlays what will the compensation be to property holders that purchased properties based on the information previously provided by government bodies?

The updated map shows that a portion of the property will by impacted by a 1 in 100 year flood event. After assessing the information, my understanding is that the flooding is from the drain infrastructure having a bottle neck upstream resulting in overland flows where it cannot handle the full amount of water. If this is the case should the council be responsible to increase the drain capacity at these pinch points so as rate payers like myself no not have to bare the range of costs from its lack of capacity?

Kind regards,
[redacted]