From: [redacted]
To: Strategic Planning
Subject: Regarding the Ballarat Planning Scheme Amendment C217ball.
Date: Thursday, 7 May 2026 10:22:27 AM

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Hello,

At this point in time I am opposed to properties being identified as being subject to inundation via the use of overlays therefore I do not support the amendment.

Overlays can be an unnecessary burden on a property owner and negatively affect the property owner financially.
Overlays can also negatively affect the saleability and improvement scope of a property. This may impact upon the building of small second dwellings, bungalows, extensions and other outbuildings which in turn can have a negative impact on the provision of housing for people.

I am of the opinion that certain things should be put into place before such overlays be considered.

I am suggesting the following things be put in place.

1. Improve water carrying capacity of existing drains above and below ground where practical and possible.
2. Improve the water carrying capacity of rivers and creeks receiving water from existing drains.
3. Manipulate ground contour in order to direct water runoff to rivers, creeks and drains.
4. Build more ground level drains that meet ground contour in order to direct water away from a location as required.
5. Build overflow drains above ground, at ground and below ground that work like an overflow pipe on a water tank. These drains can be used to divert water away from particular flood prone areas and potential flood risk areas. These overflow drains can be directly linked to existing drains where needed. This creates a situation where you have new heights and fall to work with.
6. Build new channels to take water from overflow drains.
7. Design underground overflow drains in a way that their shape stops damage from above ground weight and pressure.
8. Improve water flow ability and capacity in waterways that take water from existing drainage systems and new overflow systems.

These suggestions may make it so that such overlays may not need to be implemented at all in particular areas and or to a minimal degree.

There is absolutely nothing wrong with NOT spending millions of dollars on overlay assessment and implementation.

There is absolutely nothing wrong with spending on necessary assessments, engineering challenges and public works in order to reduce, remove or avoid overlays.
An overlay, in many cases, is testament that something needs addressing, so address the cause as much as you can.

Meet and overcome challenges on behalf of society in innovative and financially economical ways. These ways must be sensible and achievable.

Ballarat is like so many other cities and towns that were developed hundreds of years ago in low lying areas in order for people back then to access water and to make use of water ways. This is now a problem today.

If engineers from civilizations that existed thousands of years ago were able to overcome similar challenges then I see no reason why engineers today in Ballarat cannot do the same. Many people are the descendants of those engineers.

Do your best.

Thank you for the opportunity to make this submission.

[redacted]
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M: [redacted]