From: [redacted]
To: Strategic Planning
Subject: Ballarat Planning Scheme Amendment C217BALL: Opposition notice
Date: Friday, 29 May 2026 2:20:13 PM

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City of Ballarat - Strategic Planning
PO Box 655 Ballarat, VIC, AUSTRALIA 3353

REF1: Ballarat Planning Scheme Amendment C217ball : Notice of Opposition re [redacted]
REF2: "Land subject to inundation overlay/flooding overlay" MAP No 25LSIO-FO

Dear Planning Dept,

Ballarat Council proposes to amend flood and stormwater overlays at my property at [redacted]. However, both the current and the proposed details are completely false.

The "FO2 - Floodway Overlay - Schedule 2" is reasonably accurate, as it simply defines the existing creek running through my property. This creek forms part of the Yarrowee catchment, and runs gravity-downwards to [redacted], and then on to the [redacted] catchment area. My creek section cannot overflow/flood sideways, prevented by rising hills to both sides and the gravity-downhill route of the creek.

However a large "LSIO2 - Land Subject to Inundation Overlay - Schedule 2" area is also defined. This is completely false. It is completely impossible for this area to be "inundated".

Inundation: "the act or an instance of completely covering something with water; a flood; a swamp" (Collins dictionary)
"a rising and spreading of water over land not usually submerged : flood" (Merriam-Webster dictionary)

A concrete stormwater culvert on the freeway reserve discharges stormwater well inside the freeway reserve, which can cause some wetness across the fenceline into my property. On a really wet winter, this wetness moves and curves downwards to the creek at the bottom of the hill. However even attempting to equate any resulting actual wet area to the very large map indicated area would still be false. And it simply CANNOT flood or become "inundated". It is on a hillside immediately above a creek - which itself cannot flood or become inundated!

Firstly, this by legal definition is "stormwater", not "floodwater".

Secondly, it is absolutely IMPOSSIBLE to be "inundated", as this is on a hillside.

Thirdly, if the entity responsible for discharging this stormwater (Vic Roads) chose to do so, a simple drain would run the stormwater discharge downhill along the freeway reserve and into the creek. This would result in ZERO stormwater release onto my property. The same could be done on my side of the freeway boundary.

Incorrect "flood" or "inundation" mapping causes:
- Insurance difficulties: Due to using faulty local government map data, insurance premiums sky-rocket, or insurance is refused. I have personally been affected by both in the past. Note many insurers do not cover "floodwater" damage, and almost none cover

"stormwater" damage.
- Difficulty to sell: Potential buyers will not buy, or present low offers, due to wrongly identified "subject to inundation" areas or possible flooding issues.
- High and non-relevant future engineering costs: Future building projects can result in completely unnecessary cost blow-outs and re-planning due to engineering for non-existent water issues assumed from incorrect map data.

Incorrect council map data can cause a devastating financial/practical/stress-causing/risk-exposure-causing impact to property owners. Local governments have an obligation to provide up-to-date and accurate map data, and to quickly correct errors when identified.

My property is well elevated. The creek runs across a non-residential portion at the lowest point. Our property is on a hill, with gravity downwards aspect of the creek route. If this property flooded, the Ballarat CBD would long before have disappeared under water.

Regarding the proposed amendments on MAP No 25LSIO-FO for [redacted]

* I contest that the LSIO2 shaded area defined as "Land Subject to Inundation" is completely false. This land does not, will not, and cannot flood or become inundated. I require that any definition of "inundation" or "subject to inundation" to be removed, as this definition is completely false. *

Thankyou.

Sincerely,
[redacted]
Property owner
[redacted] VIC 3350.