From: [redacted]
To: Strategic Planning
Subject: Objection to Planning Scheme Amendment C217ball – [redacted]
Date: Friday, 22 May 2026 4:16:14 PM

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To whom it may concern,

I am writing to object to the proposed mapping affecting my property at [redacted] under Planning Scheme Amendment C217ball.

My concern is that the amendment appears to apply flood inundation mapping broadly across the entire property based on a very minor level of inundation, reportedly less than 10 cm. I am concerned that in some areas this may in fact be significantly less, or even negligible.

Importantly, there is no known history of flooding affecting this property. In addition, the dwelling itself is elevated on stumps and sits higher than surrounding ground levels. I do not believe the mapping adequately reflects the actual risk to the house structure or the varying levels across the site.

I am concerned that applying the overlay across the full property without more detailed, property-specific assessment could unfairly impact future insurance costs, property value, financing, and future planning considerations, despite the actual flood risk to the dwelling appearing to be minimal.

It is also important to note that the existing house is already established on the property and cannot realistically be altered in response to the proposed overlay. If Council considers there to be any genuinely affected portion of the land, then a more accurate and limited LSIO boundary should be applied based on actual risk. Any future development or works would still require the appropriate planning permit and assessment under the LSIO controls where applicable.

However, broadly applying the LSIO across the property where the actual risk may be negligible serves little practical planning purpose for the existing dwelling, while potentially creating ongoing financial impacts through insurance, lending, property valuation, and future saleability. For this reason, I believe the mapping should be carefully reviewed and refined to accurately reflect any genuine inundation risk rather than applying a broad-brush approach.

I respectfully request that Council review the proposed boundaries and undertake a more precise and evidence-based assessment for this property, particularly in relation to the elevated dwelling area.

I also request access to the exact modelling, flood mapping data, assumptions, contour levels, and any site-specific assessment used in determining the proposed inundation mapping for [redacted] Given the potentially significant consequences of this overlay, I believe transparency regarding the methodology and underlying data is important.

Please confirm that this objection has been received and will be considered as part of the amendment process.

Kind regards,

