

From: [REDACTED]
To: [Strategic Planning](#)
Subject: Planning Scheme Amendment C217ball Objection
Date: Thursday, 28 May 2026 10:29:37 AM
Attachments: [Screenshot 2026-05-27 at 7.49.04 pm.png](#)

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Dear Strategic Planning Team,

I am writing to object to Planning Scheme Amendment C217ball, specifically the proposed application of the Land Subject to Inundation Overlay (LSIO) to our property at [REDACTED], on the following grounds.

Firstly, we believe the desktop modelling does not accurately account for the actual elevation of the driveway and roadway into [REDACTED] which are both higher than the adjoining footpath and [REDACTED].

Secondly, we believe the modelling fails to properly consider the design and construction of [REDACTED] itself. The roadway is contoured away from the dwellings, sits on a considerable slope, and contains established large drainage lines that regularly and effectively direct stormwater away from the residential properties. We also note that other dwellings in [REDACTED] which are lower down the slope, and certainly lower than [REDACTED] floor level are not included in the LSIO which also shows a fault in the modelling.

In addition, the surface level of the drainage inlet in the roadway located nearest to [REDACTED] is approximately 330 mm below the finished floor level of the dwelling, further supporting our view that the property is not subject to inundation risk.

We also believe the desktop modelling does not accurately reflect the actual topography and levels associated with Redan Creek. The proposed flood overlay and LSIO boundary appear to terminate abruptly within a steep valley that is at least six metres below the level of Redan Creek, compared with the creek levels on the western side of [REDACTED] (Source: ArcGIS Map). Please refer to screenshot below. In our view, this outcome is both physically and hydrologically implausible.

We contend that inundation of [REDACTED] could not occur unless both Redan Creek and Yarrowee Creek were to back up to the level of [REDACTED]. The proposed flood mapping and LSIO boundary do not appear to reflect such a scenario.

The application of the LSIO to [REDACTED] would have a significant impact on property insurance costs and property value. Accordingly, we strongly urge Council to undertake an onsite inspection and obtain accurate site level measurements. We believe such an assessment would demonstrate that [REDACTED] should not be included within the proposed LSIO.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

