

**From:** [REDACTED]  
**To:** [Strategic Planning](#)  
**Subject:** Ballarat Planning Scheme Amendment C217ball  
**Date:** Friday, 29 May 2026 2:46:05 PM  
**Attachments:** [Planning Scheme Amendment Submission.docx](#)

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Please find attached my submission and accompanying photographs for the above planning scheme amendment.

[REDACTED]  
[REDACTED]  
[REDACTED]

To whom it may concern

Re: Ballarat Planning Scheme Amendment C217ball

I was notified of the amendment in the City of Ballarat's correspondence of 20 April 2026 as an affected property owner. My property is included in the Special Building Overlay (SBO1) maps, specifically Map 22.

This map shows flooding affecting the drain located on the lane between the properties on the south side of [REDACTED] and those on the north side of [REDACTED]. However, the flooding is shown to particularly affect the properties on [REDACTED] (to the north) rather than the laneway at all or even the properties to the south of the lane. I believe that the modelling undertaken has failed to take account of the land contours in this area and along the drain, as the properties on the north side of the drain are generally at a higher level than the lane.

The illustrated impact of potential flooding from this drain is therefore disproportionately shown to the north of the drain and appears to erroneously indicate that water is likely to flow uphill rather than flow to lower lying areas. The natural land slope is quite considerable from [REDACTED] [REDACTED] to the drain. I have attached five photographs to illustrate that the land is higher to the north of the drain than the south.

I therefore oppose the amendment and request that council review this particular map and flooding to take account of the actual land levels in this area.

Yours sincerely

[REDACTED]

Enc: 5 Photographs – Lane lower than properties on north, Properties on north higher than drain, Properties on north higher than drain 2, Lane showing properties north (right) and south, Lane showing drain crossing to north builtup above lane









