

From: [REDACTED]
To: [Strategic Planning](#)
Cc: [REDACTED]
Subject: Subject: Submission in Response to Amendment C217ball – [REDACTED]
Date: Friday, 29 May 2026 4:18:59 PM

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To the Strategic Planning Team,

I wish to make a submission regarding Amendment C217ball and the proposed application of the Land Subject to Inundation Overlay affecting [REDACTED]
[REDACTED]

While I appreciate the importance of ensuring planning decisions are informed by appropriate flood modelling, I have concerns regarding the inclusion of this property within the proposed overlay.

My understanding is that the amendment is based on broad-scale flood modelling undertaken as part of the Ballarat 11 Waterways Flood Study. However, I am concerned that the modelling may not fully reflect the current characteristics of the site.

Significant earthworks have previously been undertaken on the property, resulting in the land being raised above surrounding levels. It is my understanding that these works have materially altered the site's flood susceptibility compared with historical conditions.

Given these changes, I question whether the current modelling accurately reflects the actual flood risk affecting the dwelling and primary building envelope.

The application of a Land Subject to Inundation Overlay has the potential to impose significant planning restrictions on current and future owners, affecting reasonable improvements and extensions to the property and potentially impacting property value.

I respectfully request that Council:

1. Review the site-specific circumstances of [REDACTED].
2. Consider whether the modelling incorporates all relevant earthworks and changes to finished surface levels undertaken on the land.
3. Undertake or require further site-specific engineering assessment before applying the overlay to this property.
4. Consider excluding the property from the overlay if evidence demonstrates that the land is no longer subject to the level of inundation risk identified in the broader modelling.

I support the intent of protecting land genuinely at risk from flooding; however, I believe a more detailed assessment of this property is warranted before additional planning controls are applied.

Thank you for considering this submission.

Please see attached images and plans to support.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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