

From: [REDACTED]
To: [Strategic Planning](#)
Subject: Planning Scheme Amendment C217BALL
Date: Friday, 29 May 2026 3:49:55 PM
Attachments: [C217BALL Submission.odt](#)

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Please find attached our submission regarding the proposed C217 amendment to the Ballarat Planning Scheme.

Yours Sincerely

[REDACTED]

PLANNING SCHEME AMENDMENT C217BALL

LSIO



We believe that it is unreasonable for our property to be included into a “land subject to inundation overlay”, for a, by definition, extremely rare catastrophic weather event.

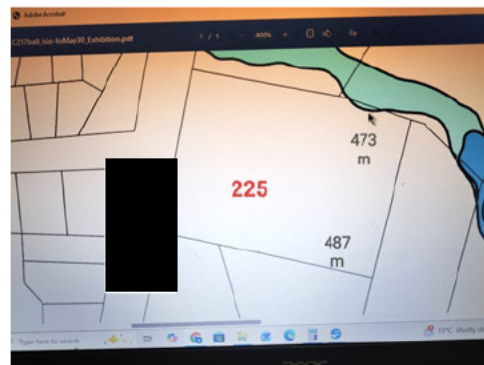
We also believe that, giving due consideration to the actual topography of the block, best appreciated by an actual site visit, the following points are highly relevant:

The area in question is in a gully at the bottom of a 14 metre , undulating slope. The elevation of the block is from 487 metres down to 473 metres.* Based on the predicted potential rise of 150mm, water at the lowest point on the boundary, because the slope rises quickly, would not extend south (uphill) beyond **1.5 – 2 metres**.

*en-au.topographic-map.com

Any “incursion” across our boundary would only be of the magnitude of perhaps 2 metres wide and 15-18 metres long. (So approximately 30 – 36sq.m). This is less than **0.3 of 1%** of the block size (16,637 sq.m.)

The closest building is the actual house at 480 metres - **6 metres** above the boundary and **84 metres away**, well clear of water in any scenario.





(Line indicates approximate boundary. Arrows indicate up-slope towards house. Board used to indicate relative levels.)

Based on the quite insignificant impact that this event would have on this property and given the potential financial ramifications (in perpetuity) re insurance, extra planning controls (particularly pertaining to the existing buildings), and resale values we believe that to apply a blanket overlay would be a-massive overreach.

We therefore strongly oppose the inclusion of this property into this proposed planning amendment.

Yours sincerely,

[Redacted signature]

[Redacted address]