

From: [REDACTED]
To: [Strategic Planning](#); [REDACTED]
Subject: RE: SUBMISSION – BALLARAT PLANNING SCHEME AMENDMENT C217BALL
Date: Tuesday, 28 April 2026 3:55:26 PM

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[REDACTED]

27 April 2026

Strategic Planning Team
City of Ballarat
PO Box 655
Ballarat VIC 3353

Dear Strategic Planning Team,

RE: SUBMISSION – BALLARAT PLANNING SCHEME AMENDMENT C217BALL

We write as affected property owners in response to the Notice of Preparation of Planning Scheme Amendment C217Ball for Ballarat 11 Waterways, dated 20 April 2026.

Our affected property is:

[REDACTED]

GROUPS OF SUBMISSION

1. Concern Regarding Extent of Flood Overlay

Upon reviewing the flood modelling maps available on the City of Ballarat's exhibition portal, we note that the proposed flood overlay appears to apply to the **entire property at** [REDACTED], rather than being confined to the portion immediately adjacent to **Gnarr Creek**, which runs along the rear boundary of the land.

The modelled flood depths shown across the property range from **0.1–0.3 metres** (blue) to **0.3–0.5 metres** (orange) during a **1-in-100 flood event**. While flood modelling indicates potential inundation during a 1 in 100 flood event, the **affected area and flood depths are relatively minor** across the overall site.

These depths indicate **shallow inundation**, and we are concerned that the mapping may not fully reflect **site-specific, on-ground conditions** across the property.

We respectfully request that the City of Ballarat confirm and provide justification that the flood modelling for this property accurately reflects existing ground levels, site gradients, drainage characteristics, and any intervening features between Gnarr Creek and the dwelling, and that the proposed overlay extent is appropriately defined.

2. Request for Clarification on Planning Implications

We seek clarification regarding the practical planning implications should the proposed overlay be applied to the property, including:

- a) The restrictions or requirements that would apply to any future building or renovation works;
- b) Whether the floor level of the existing dwelling is above or below the applicable flood planning level; and
- c) Whether any flood mitigation works are planned or proposed along the Gnarr Creek corridor that may reduce flood risk over time.

This information is important to enable us to fully understand the consequences of the proposed Amendment for the ongoing use and reasonable development of the property.

3. Request to Review Modelling Accuracy

We respectfully request that Council review the flood modelling outputs specific to [REDACTED] to ensure the proposed overlay boundary is drawn accurately and does not extend beyond what is supported by the underlying flood study data.

We are not opposed in principle to the use of updated flood information to inform planning decisions. However, it is important that any overlay applied to our property **accurately reflects the actual level of flood risk**, particularly where modelling indicates shallow inundation only. An incorrectly or overly conservatively drawn overlay could have **significant and unwarranted consequences** for property use, future development potential, and insurability.

We would welcome the opportunity to discuss this matter further with Council officers prior to any Panel hearing. Please contact us at the address above.

Yours sincerely,

[REDACTED]

[REDACTED]