

TO: City of Ballarat – Strategic Planning
Email: strategicplanning@ballarat.vic.gov.au

RE: SUBMISSION – BALLARAT PLANNING SCHEME AMENDMENT C217ball

Affected Property: [REDACTED]

Submitter Details:

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

1. Why I am making this submission

I am the owner of [REDACTED] and make this submission in response to Amendment C217ball.

I understand that Council is updating flood mapping across Ballarat and introducing new flood overlays.

Whilst I understand the need to identify and manage genuine flood risk properly, I am concerned about the extent of the proposed overlay mapping and the potential impact this may have on the ongoing use, development and value of the property if the overlays are applied more broadly than necessary.

2. My property and its location

My property is located between Canadian Creek and Main Road.

I acknowledge that the property is adjacent to the creek and that some level of flood risk may exist. I also understand that Council needs to manage land close to waterways carefully.

To my knowledge, historically, the property has not experienced flooding to the extent suggested by the proposed overlay mapping.

3. Concerns regarding the extent of the overlay

The amendment is based on large-scale flood modelling across thousands of properties throughout Ballarat. While this may be appropriate at a municipal level, I believe it is important that the final overlay boundaries are carefully refined at the individual property level to ensure they accurately reflect actual flood risk and local site conditions.

My concern is not simply that the property is affected by flooding controls, but that the proposed overlays may extend beyond the areas genuinely exposed to meaningful flood hazard.

The property is located within an established urban area on Main Road and is zoned Mixed Use. This land is intended to support ongoing residential and commercial activity and should not be unnecessarily restricted beyond what is reasonably required for flood management purposes.

I ask Council to carefully distinguish between:

- the creek corridor itself;
- any genuinely high-risk flood affected land; and
- the remaining usable and developable portions of the site.

Not all parts of the property present the same level of flood risk, and the planning controls should reflect those differences proportionately.

4. Impact on future use and development

The proposed overlays have the potential to create significant long-term impacts for the property, including:

- reduce the usable area of the land;
- reduced flexibility for future redevelopment;
- increased costs associated with future building works and permit applications;
- additional engineering and compliance requirements;
- uncertainty regarding future development potential;
- undermine the intended function of the zone;
- reduced investment confidence;
- increased insurance costs; and
- potential impacts on future purchasers, tenants and financing.

These impacts are particularly important given the property's Mixed Use zoning and strategic urban location.

While I understand that flood risk must be considered appropriately, I am concerned that broad overlay application may unnecessarily sterilise or constrain land that may still be capable of reasonable development subject to appropriate design responses.

5. What I am asking Council to do

I respectfully request that Council:

1. carefully review the proposed FO2 and LSIO2 boundaries as they apply to [REDACTED];
2. ensure the overlay mapping accurately reflects the actual level and extent of flood risk affecting the property;

3. consider limiting the overlays to only a small portion of the property immediately adjoining the creek if genuine flood risk may be demonstrated to exist;
4. ensure that the majority of the property being usable and developable parts of the land are excluded from unnecessary overlay controls so the property is not unreasonably constrained beyond the area that may be genuinely affected by flooding;
5. review how far the flood overlay extends into my property; and
6. ensure that any planning controls are proportionate to the genuine flood hazard and do not unnecessarily burden the future use of established urban land.

I am not asking Council to ignore flood risk. I am asking Council to make sure the controls are accurate, fair and proportionate.

6. Final comments

Given the significant long-term implications these overlays may have for affected landowners, I ask that the proposed mapping affecting my property be reviewed carefully before the amendment is finalised.

I would appreciate the opportunity to discuss the matter with Council and to be kept informed of any further review, changes or Panel process relating to this matter.

Name: [REDACTED]

Date: 8 May 2026