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City of Ballarat – Strategic Planning
PO Box 655
Ballarat, VIC 3353

[redacted]

18 May 2026

Submission to "Ballarat Planning Scheme Amendment C217ball"

Submitter's name : [redacted]
Submitter's email : [redacted]
Submitter's postal address : [redacted] VIC 3350

We wish to oppose the Amendment and seek a review of the proposed flood overlay as it currently relates to our property [redacted] and present the following matters and points in support of our submission.

The proposed Flood Overlay for our property [redacted]) encroaches across a very small section of our property, in our estimate about or less than 10% of our property area, and a few metres away from our house building and concrete slab, ie not directly impacting on our house structure. Please refer to Attachments 1 &2 for our property showing the proposed (estimated – modelled) Flood Overlay for a 0.1 metre depth (ie 10 cm) with a modelled 1:100 year flood.

Our understanding of the flood overlay modelling process suggests to us that the modelled 1:100 flood depth of 0.1 metre is a major determinant in predicting the extent (area) and boundaries of the proposed flood overlay.
However it is not clear to us whether the duration and velocity of modelled flooding, presumably of a very limited duration time and low velocity with a 0.1 metre (10 cm) water depth, has been realistically factored into how the extent and assessment of the real and/or likely hazard and risk to our property has been properly and realistically considered in proposing the flood overlay. Our property has a steel (Colour Bond) fence with treated pine plinths along our northern boundary and a short steel fence on the eastern part of our property so it reasonable to think that this fencing would impede to some degree some of the ingress of this modelled shallow (0.1 metre) depth of flood water.
It seems to us that the proposed flood overlay for a 1:100 year flood with modelled 0.1 metre depth is not proportionate to the very low hazard and risk of significant damage to our property.

We also refer to the following statement on p22 of the *Amendment C217ball Explanatory Report* ..... *"The amendment is consistent with the following strategic directions:*

Council seeks to:

* *Discourage development within flood prone areas that present an unacceptable risk to life or property."*

So our question – does the very small area of modelled flood overlay for our property with a modelled (estimated) 1:100 year flood water depth of 0.1 metre (10 cm) constitute "an unacceptable risk to life and property"? If so, why? **We would contend that there is no unacceptable risk to life and property from this modelled 1:100 year flood overlay.**

Further to this stated strategic direction, given that the City of Ballarat gave planning and building approvals for the [redacted] subdivision and development within the last 10 years approximately,

we raise the following points and questions in the context of our request for a review of the current proposed flood overlay for our property :-

-- When the CoB gave planning and building approvals for the [redacted] development, what level of flood overlay information and data did CoB then have, and is it reasonable to ask why CoB allowed this [redacted] subdivision to proceed several years ago and now imposes flood overlays on parts the [redacted] subdivision?

-- Presumably, when the CoB gave planning and building permission for this [redacted] subdivision, the CoB had a certain amount of information about possible and / or past flooding along this Grass Tree Creek waterway which led to the development of "flood management" infrastructure along [redacted] including the "floodway area" and drainage pits down the middle of [redacted], and the flood retention basin at the lower end of [redacted]

-- So presumably these existing "flood management" works in [redacted] contribute significantly to mitigating the impacts of a modelled 1;100 year flood to a very low hazard and risk of significant damage tour and other properties in [redacted].

Again referring to p23 of the *"Amendment C217ball Explanatory Report"*, it is stated .....

..... *"The FO is applied to waterways main flood paths, drainage depressions and high hazard areas, at depths > or = 0.3 m and velocities > or = 2.0 m/s for which the impacts of flooding are moderate to high with a depth x velocity of > or = 0.3 m square / s."*

-- How is "moderate to high" impacts estimated / evaluated / described?

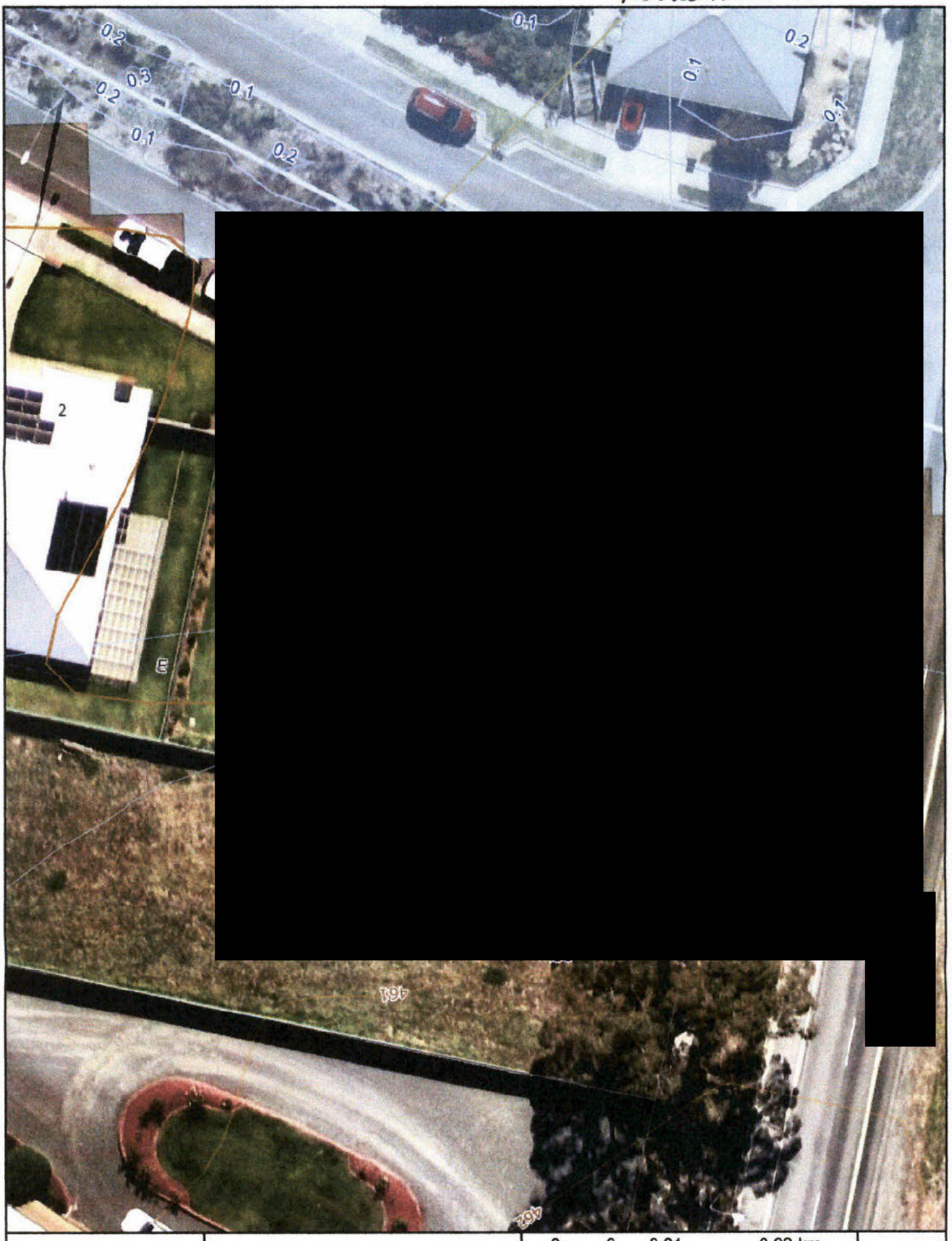
-- If the FO modelled depth is 0.1 m, does this mean that such FO areas (0.1 m depth) are not considered to be subject to "moderate to high" impact and would therefore be considered to be subject to low or minimal impact?

Thank you for considering our points and concerns and our request for a review of the proposed flood overlay currently proposed for our property [redacted].

Yours sincerely

[redacted]

Attachment 1.



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Attachment 2.



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