

From: [REDACTED]
To: [Strategic Planning](#)
Subject: Submission to Amendment C217ball – [REDACTED]
Date: Friday, 29 May 2026 4:27:05 PM
Attachments: [REDACTED] [.Submission to Amendment C217ball.pdf](#)

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Please see attached my submission.

Kind Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Submission to Amendment C217ball – Ballarat 11 Waterways Flood Modelling

To: Strategic Planning, City of Ballarat

Email: strategicplanning@ballarat.vic.gov.au

Re: Submission to Amendment C217ball – [REDACTED]

Dear Strategic Planning Team,

I write as the owner/operator of [REDACTED], located at [REDACTED] regarding the proposed Amendment C217ball and the application of the **FO2 – Floodway Overlay Schedule 2** and **LSIO2 – Land Subject to Inundation Overlay Schedule 2** to my property.

Firstly, I acknowledge and support Council's objective of ensuring planning decisions are informed by the best available flood information and that appropriate measures are in place to protect life, property and community infrastructure. I appreciate the work undertaken through the Ballarat 11 Waterways Flood Study and recognise the importance of managing flood risk across the municipality.

However, I have concerns regarding the extent of the proposed overlays affecting [REDACTED] and the implications this may have for the future use and development of the property.

Existing Use of the Property

[REDACTED] is an established accommodation business operating as [REDACTED]. The property provides short and longer-term accommodation for visitors, workers and families travelling to Ballarat and contributes to the local tourism and accommodation sector.

The property contains existing accommodation infrastructure and has been operated in this manner for a number of years.

Future Investment and Development

The business has planned future investment within the next two to three years, including renovations and extensions to the existing main dwelling.

Based on the exhibited mapping, it appears that a substantial portion, if not all, of the property is proposed to be affected by the FO2 and LSIO2 overlays. This raises concerns regarding:

- The ability to undertake future renovations and extensions to existing buildings.
- Additional planning permit requirements and associated costs.
- Potential requirements for flood engineering assessments and reports.

- Increased construction costs associated with flood mitigation measures.
- The broader impact on the economic viability and future investment in the property.

Request for Property-Specific Information

Prior to the amendment being finalised, I respectfully request that Council provide clarification and consideration of the following matters:

1. The modelled flood depth, velocity and hazard rating applicable to [REDACTED]
2. The modelled flood level (RL) adopted for the property.
3. The basis for applying both FO2 and LSIO2 controls across the site.
4. Clarification regarding the ability to renovate and extend existing buildings within the proposed overlay areas.
5. Clarification regarding future tourist accommodation development and whether such development could reasonably be supported with appropriate mitigation measures.
6. Confirmation that the mapping accurately reflects current site conditions, existing drainage infrastructure and any relevant flood mitigation works within the area.

Economic and Community Considerations

[REDACTED] provides accommodation services that support tourism, local businesses and workforce accommodation within Ballarat. Future investment in the property will contribute to local employment, visitor accommodation capacity and economic activity.

I respectfully request that Council carefully consider the impact of the proposed overlays on existing accommodation businesses and ensure that any planning controls are proportionate to the actual level of flood risk demonstrated on the site.

Where flood risks can be appropriately managed through design, engineering and mitigation measures, I encourage Council to support a planning framework that allows for reasonable upgrades, renovations and investment in established businesses.

Conclusion

I support the use of contemporary flood information in planning decisions; however, I request that Council provide further property-specific information and carefully consider the implications of the proposed FO2 and LSIO2 overlays on [REDACTED] before finalising Amendment C217ball.

Thank you for the opportunity to make this submission. I would welcome the opportunity to discuss the matter further and request that I be kept informed of any future hearings, panel processes or decisions relating to this amendment.

Yours faithfully,

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