From: [redacted]
To: Strategic Planning
Cc: [redacted]
Subject: Reference to "Ballarat Planning Scheme Amendment C217ball" - [redacted]
Date: Wednesday, 3 June 2026 4:55:35 PM

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Dear Planning Team,

We recently received a letter regarding the proposed Special Building Overlay (SBO) affecting our property at [redacted]. Unfortunately, we did not receive the letter until after the submission period had closed. We would therefore appreciate it if you could accept this correspondence as late feedback on the proposal.

We object to the application of the SBO overlay to our property, or at a minimum, to the extent of the proposed overlay covering the entire building footprint.

Our concern is that the proposed SBO affects the entirety of our property's footprint, as well as many neighbouring residences, despite there being no known record of flooding affecting our property's building footprint due to stormwater drainage, based on the publicly available information.

The mapping currently available appears to indicate relatively shallow flooding along the street frontage rather than across the building footprint itself. Given that the property has not historically experienced flooding of the dwelling, including during severe storm and flash flooding events over recent decades, we would appreciate further information regarding the modelling and assumptions used to support the proposed extent of the SBO. In particular, we would like to understand the basis on which it has been determined that flooding could affect the entirety of the building footprint.

To better understand the basis for the proposed overlay, we would appreciate any information you can provide regarding:

- The modelled flood depth and flood level for [redacted].
- The source of the flooding identified in the model (for example, stormwater drainage surcharge, overland flow, or another mechanism).
- Any available flood hazard information relating to the property.
- Copies of, or access to, the flood modelling, technical reports, assumptions and mapping used to determine the proposed SBO extent for the property.
- The design flood event(s) and climate change assumptions, if any, used in the assessment.

• Any existing or planned stormwater, drainage, or flood mitigation projects within the catchment that includes [redacted].
• Whether any future mitigation works are expected to reduce the flood risk affecting properties within the proposed SBO area.

Thank you for your assistance. We look forward to your response and to receiving further information regarding the justification for the proposed overlay.

Kind regards,

Names: [redacted]

Contact Address: [redacted]

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