



Your Ref: C235ball
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[REDACTED]
Strategic Planner
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Dear Susie,

Application Number (CMA Ref): GHCMA-F-2022-00671
Property Address: 25 Armstrong Street Ballarat Central 3350
Cadastral: Lot 2 PS502442, Parish of Ballarat
Development Description: Planning Scheme Amendment C235ball Miners Rest Township Plan

Thank you for your letter received at our office on 14 November 2022 in relation to the Planning Scheme Amendment C235ball Miners Rest Township Plan - consideration and advice as required by section 19 of the Planning and Environment Act 1987.

The CMA supports the proposed C235ball Planning Scheme amendment which incorporates the recommendations from *Theme 3: Facilitate township growth & prosperity and maintain character 36 - 38 into the Planning Scheme*. However, the amendment should also include update of the floodplain development controls to reflect new flood risk information, significant land use changes including flood mitigation works completed, since amendment C178 (2016) was adopted.

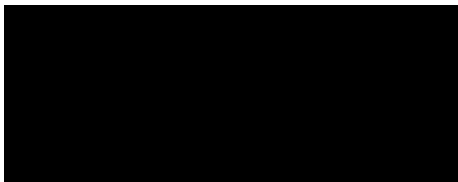
The CMA notes that whilst this amendment proposes land use zoning changes, much needed update of the floodplain planning controls is not included.

Updated flood risk modelling now exists for much of the Miners Rest area connected with a significant amount of mitigation works completed over the years. A number of these mitigation works were identified in the Town Planning Report and include works that took place to create the Miners Rest / Cummins Road subdivision. This updated information is not currently reflected in the current mapping and planning controls. We strongly recommend an update of the flood related planning controls in and around Miners Rest to reflect the best available information. This is in line with Objective 13 of the township planning report to manage and appropriately respond to the impact of flooding throughout Miners Rest and the Victorian Floodplain Management Strategy.

We congratulate Ballarat City on the work so far and look forward to working together on developing the appropriate flood controls and continuing our partnership of management of the Burrumbeet floodplain around Miners Rest.

Contact me on [REDACTED] should you have any queries. Please quote **GHCMA-F-2022-00671** to assist the CMA in handling your enquiry.

Yours sincerely,



The information contained in this correspondence is subject to the disclaimers and definitions below.

Definitions and Disclaimers

1. The area referred to in this letter as the 'property' is the land parcel(s) that, according to the CMA's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'property' on the CMA's GIS has been done in good faith and in accordance with the information given to the CMA by the applicant(s) and/or relevant local government authority.
2. While every endeavour has been made by the CMA to identify the proposed development location on its GIS using VicMap Parcel and Address data, the CMA accepts no responsibility for or makes no warranty regarding the accuracy or naming of this proposed development location according to its official land title description.
3. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the CMA disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
4. This letter has been prepared for the sole use by the party to whom it is addressed, and no responsibility is accepted by the CMA regarding any third-party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the CMA's written approval of the form and context in which it would appear.
5. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.
6. **1%AEP Flood** - A flood of this magnitude has a 1% chance of occurring in any given year. However, a flood of this magnitude (or greater) may occur more frequently than once in any year. The 1% AEP flood extent is the minimum standard for land use and development planning decisions in Victoria (the planned for flood level). There is always a possibility that floods larger in height and extent than the 1% AEP flood may occur in the future. The 1% AEP flood is not the probable maximum flood (PMF).
7. **AEP** as Annual Exceedance Probability - is expressed as a percentage (%) risk.
8. **PMF** as Probable Maximum Flood - is the largest conceivable flood for a location
9. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
10. **Freeboard** is a height allowance above a flood level. In the context of planning for development of flood-prone land, freeboard is applied to ensure floors are finished at a level above the estimated flood level. This lowers the risk of over-floor flooding due to floods bigger than the 1%AEP event and due to uncertainties in estimation of the planned for flood level. Uncertainties include factors such as the effect of waves caused by wind or the effect of vehicles moving through a flooded area, or the impact of rising mean sea level.
11. **Nominal Flood Protection Level (NFPL)** is the 1%AEP flood level plus a freeboard (height) allowance to provide increased protection against flooding. It is generally the minimum floor level for habitable spaces and the level below which no electrical outlets or sewer openings are permitted.