

GBCMA Ref: GBCMA-F-2026-00544
Contact Officer: Tom O'Dwyer

Date: 4 June 2026

Mr Ryan McDonough
Zoos Victoria
2 Elliott Avenue
Parkville Vic 3052
rmcdonough@zoo.org.au

Dear Mr McDonough

**Floodplain Management Advice for
Proposed Development of a Wildlife Hospital at Kyabram Fauna Park
Lot 2, LP70737, Parish of Kyabram East
75 Lake Road Kyabram Vic 3620**

Thank you for your application dated 2 June 2026, received by the Goulburn Broken CMA on 2 June 2026, regarding the above matter.

The Goulburn Broken CMA's assessment of the above information has determined that the proposed development location is covered by the Public Park And Recreation Zone and Land Subject To Inundation Overlay, Specific Controls Overlay - Ps Map Ref Sco2 in the Campaspe Planning Scheme.

The best estimate of the 1 in 100 AEP (1% AEP) flood level for the location described above is 104.2 metres AHD, which was established from Kyabram Flood Study (Water Modelling Solutions, 2021). Please refer to **Attachment 1** below which shows the 1 in 100 AEP flood extent.

The Goulburn Broken CMA notes the proposed location of the veterinary facility is located in the northeast corner of Lot 2, LP70737, which is outside the 1 in 100 AEP flood extent.

Based on available ground data, the depth of flooding would range of between 0.1 and 0.2 of a metre deep in a repeat of a 1 in 100 AEP type flood across Lot 2, LP70737.

In the light of the above information, the Goulburn Broken CMA **does not object** to the proposed veterinary facility as present, **subject to the following condition:**

1. The finished floor level of the proposed veterinary facility must be constructed at least 300 millimetres above the 1 in 100 AEP flood level of 104.2 metres AHD, i.e. 104.5 metres AHD, or higher level deemed necessary by the responsible authority.

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Please Note:

- The Goulburn Broken CMA has no objections to Consent and Report – Regulation 153 of the Building Regulations 2018 being issued by the Municipal Building Surveyor.
- The Authority advises that the “flow rate velocity” for this site is less than 1.5 metres per second.
- This document contains floodplain management advice only. It does not constitute approval from any other statutory body. It is your responsibility to obtain any other required approvals.
- The 1 in 100 AEP flood is not the maximum possible flood. There is always a possibility that a flood larger in height and extent, than the 1 in 100 AEP flood, may occur in the future.

If you have any queries, please contact Tom O’Dwyer on **(03) 5822 7700**. To assist in handling any enquiries please quote **GBCMA-F-2026-00544** in your correspondence. Please note that all electronic correspondence should be directed to planning@gbcma.vic.gov.au.

Yours sincerely



Guy Tierney

**Statutory Planning and
Floodplain Manager**

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

Definitions and Disclaimers

1. The area referred to in this letter as the ‘proposed development location’ is the land parcel(s) that, according to the Authority’s assessment, represent(s) the location identified by the applicant. The identification of the ‘proposed development location’ on the Authority’s GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring No two floods are the same and can vary depending on the quantity, duration and location of rain falling on the catchment.
4. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. **NFPL** as Nominal Flood Protection Level – is 300 millimetres above the applicable 1 in 100 AEP flood level.
7. 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 Authority 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.
8. This letter has been prepared for a proposed **Unknown** and is for the use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or 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 Authority’s written approval of the form and context in which it will appear.

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9. 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.
10. ***The responsible authority may use this information within 90 days of this letter.***

Attachment 1:



Note: The blue shading represents the 1 in 100 AEP extent.