

MINUTES

COUNCIL MEETING

Tuesday 14 December 2021
6.00 pm

City Hall
57 Little Malop Street, Geelong 3220

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

Cr S Asher (Bellarine Ward) - Mayor
Cr T Sullivan (Bellarine Ward) - Deputy Mayor
Cr J Mason (Bellarine Ward)
Cr E Kontelj (Brownbill Ward)
Cr S Mansfield (Brownbill Ward)
Cr P Murrihy (Brownbill Ward)
Cr B Harwood (Kardinia Ward)
Cr B Moloney (Kardinia Ward)
Cr R Nelson (Kardinia Ward)
Cr A Aitken (Windermere Ward)
Cr K Grzybek (Windermere Ward)

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Present: Cr Asher (Mayor), Cr T Sullivan (Deputy Mayor), Crs A Aitken, K Grzybek, B Harwood, E Kontelj, S Mansfield, J Mason, P Murrihy, B Moloney, R Nelson

Also Present: M Cutter (Chief Executive Officer), G Smith (Director Planning, Design and Development), G Wilson-Browne (Director City Services), M Dugina (Director Customer and Corporate Services), R Stevens (Director Community Life), S McKew (Manager Governance)

Opening: The Mayor declared the meeting open at 6.00pm.

1. PROCEDURAL MATTERS

1.1. Acknowledgement of Country

Council acknowledges the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past and present. We Acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

1.2. Apologies

Nil

1.3. Leaves of Absence

Nil

1.4. Declarations of Conflicts of Interest

Cr Grzybek declared a Conflict of Interest in Agenda Item 2.3 Amendment C339 - Flood Overlays and Zones (Lara Flood Study, Lower Barwon & Moorabool Rivers, Bellarine Peninsula Coastal Hazard) - Consideration of Submissions in that Cr Grzybek owns a property in the amendment area.

Cr Kontelj declared a Conflict of Interest in Agenda Item 2.8 City of Greater Geelong and Changwon City Memorandum of Understanding in that the group of companies of which Cr Kontelj is a Director has a potential business relationship with Hanwah Corporation.

Cr Kontelj declared a Conflict of Interest in Agenda Item 2.11 Tender T2100082 - Armstrong Creek West Community Hub - Construction in that the proposed tenderer is a customer of the business of which Cr Kontelj is a Director.

Cr Grzybek declared a Conflict of Interest in Agenda Item 6.5 2021-22 Community Grants (Confidential) in that Cr Grzybek is an office bearer of a club that has submitted for a grant.

Cr Harwood declared a Conflict of Interest in Agenda Item 6.5 Community Grants (Confidential) in that Cr Harwood is currently Regional General Manager of AFL Barwon. Two clubs associated with AFL Barwon are receiving grants.

2.3. Amendment C339 - Flood Overlays and Zones (Lara Flood Study, Lower Barwon & Moorabool Rivers, Bellarine Peninsula Coastal Hazard) – Consideration of Submissions

Source: City Planning & Economy
Director: Gareth Smith

Cr Grzybek declared a Conflict of Interest in Agenda Item 2.3 Amendment C339 - Flood Overlays and Zones (Lara Flood Study, Lower Barwon & Moorabool Rivers, Bellarine Peninsula Coastal Hazard) - Consideration of Submissions in that Cr Grzybek owns a property in the amendment area and left the meeting room prior to discussion at 7.14pm.

Purpose

1. To consider submissions to Amendment C339ggee and seek Council support on a strategy for dealing with the submissions including referral to an independent Panel.

Background

2. The amendment implements the *Lower Barwon Lower Moorabool Flood Investigation (Dec 2018)*, *Lara Flood Study (March 2020)* and *Bellarine Peninsula Corio Bay Local Coastal Hazard Assessment (Dec 2015)*.
3. The amendment affects 7,744 properties and revises the Floodway Overlay (FO), Land Subject to Inundation Overlay (LSIO) and the Special Building Overlay (SBO) maps, makes some zoning changes and amends the overlay schedules.
4. On 28 July 2020 Council resolved to support the public exhibition of the amendment. It was authorised by the Minister for Planning in May 2021 and exhibited from 15 July 2021 to 16 August 2021 (with late submissions accepted). More than 10,000 notices were mailed to affected owners and occupiers.
5. A total of 561 submissions were received. Of these, 535 submissions objected and 26 submissions either supported, did not object or provided comments only. The majority of submissions were from the Lara Flood Study area with 505 submissions.

Key Matters

6. **Attachment 1** provides further detailed background to the amendment and discusses and responds to the key themes raised in submissions. A list of submitters and themes is in **Attachment 2** (names are published where consent was provided by submitters).
7. Under the *Planning and Environment Act 1987*, Council must now either: change the amendment as requested by submitters; refer submissions to a Panel; or abandon the amendment or parts of it. These options also enable splitting of the amendment or deferring consideration of submissions to allow further work and review.
8. The City recommends that Council resolves to defer consideration of the submissions relating to the Lara Flood Study and refer all other submissions to an independent Panel with a hearing to be held in April/May 2022.

9. This will allow Council officers time to further investigate and address the complex and site-specific submissions relating to Lara and report back to Council in early 2022. For example, new housing estates have developed since the Lara Flood Study was prepared and some of these areas may be able to be removed from the proposed overlays. This approach will also provide certainty for the Lower Barwon Moorabool River and Bellarine Peninsula (LSIO2) parts of the amendment.

RESOLUTION - Item 2.3

Cr Aitken moved, Cr Harwood seconded -

That Council having considered all submissions to Amendment C339ggee - Flood Overlays and Zones (Lara Flood Study, Lower Barwon & Moorabool Rivers, Bellarine Peninsula Coastal Hazard) resolves to:

- 1. Request the Minister for Planning to appoint an Independent Panel under Part 5 of the *Planning and Environment Act 1987* to consider all submissions to Amendment C339ggee except those relating to the Lara Flood Study;**
- 2. Defer a decision on the Lara Flood Study submissions to allow Council officers to investigate and prepare a further report on the site specific and more complex submissions and report back to Council in early 2022;**
- 3. Refer all submissions except the Lara Flood Study submissions to the Panel;**
- 4. Submit to the Panel its response to the submissions (except the Lara Flood Study submissions) generally as outlined in this report; and**
- 5. Note that Council officers will liaise with Planning Panels Victoria to delay appointment of a Panel and a Panel Hearing pending the outcome of Council's future consideration of the Lara Flood Study submissions.**

Carried

Financial Sustainability

10. Application of the overlays will not have any significant financial implications to Council with the exception of the usual costs associated with the planning scheme amendment process including Panel hearing fees and the cost of engaging an expert witness.

Community Engagement

11. In relation to properties in Lara and Avalon, community engagement occurred previously as part of the Lara Flood Study including community open house sessions and publishing of extensive information on the website.
12. Further opportunity for community input has occurred as part of the public exhibition of the planning scheme amendment. In the event that Council resolves to refer the submissions to an independent Panel, the submitters will be able to further present their case at a panel hearing.

Social Equity and Sustainability

13. The amendment has positive economic and social benefits by identifying areas where planning permit assessment can reduce the risk of the harm from riverine flooding, stormwater flooding and damage due to sea level rise and storm surge.
14. In regard to social equity, it should be noted that Lara (which has the most properties proposed for new flood overlays as a result of this amendment), is subject to the same flood related planning controls that exist elsewhere in Greater Geelong. Numerous other towns and suburbs including parts of Barwon Heads, Ocean Grove, Portarlington, Moolap, Corio, Newtown, Highton, Belmont and Wandana Heights are subject to flood overlays such as the Special Building Overlay proposed for urban Lara.

Relevant Law/Policy/Legal Implications

15. The Victorian Floodplain Management Strategy 2016 is a State Government strategy that clarifies the roles and responsibilities of government agencies and authorities involved in flood management. In relation to planning, the strategy explains:
"Enhanced effort in municipal planning, supported by increased knowledge of flood hazards, will go a long way towards securing resilience to floods. Flood overlays need to be introduced or updated as soon as possible after new flood maps are produced to maximise the returns on investment in flood information and help manage risk."(p.13).
16. In relation to planning policy, the amendment is consistent with the following State Planning Policies:
 - 16.1 Clause 11 Settlement - identifies that planning for settlements must have regard to health and safety. The amendment supports this principle by documenting the extent of flooding and the degree of risk from its impacts by using the FO for areas that are at risk of faster flood flows and depths and the LSIO for overflow areas.
 - 16.2 Clause 11.02-1S Supply of urban land – identifies that planning for urban growth should consider the limits of land capability and natural hazards and environmental quality. The amendment implements this clause by identifying land that is subject to the natural hazards of flooding and intense rainfall events.

- 16.3 Clause 11.03-2S Growth areas – requires planning to respond to climate change and increase environmental sustainability. The amendment implements this clause by introducing updated planning controls that will ensure new development, subdivision and works proceeds in a manner that is compatible with flood risk.
- 16.4 Clause 13 Environmental risks and amenity – identifies that planning should aim to avoid or minimise natural and human-made environmental hazards. The amendment implements this clause by introducing new and updated planning controls that will ensure new development, subdivision and works proceed in a manner that minimises exposure to environmental risks associated with flooding.
- 16.5 Clause 13.01-1S Natural hazards and climate change – identifies the need for adaptation response strategies for existing settlements in risk areas to accommodate change over time. The amendment assists in implementing this by providing more accurate information to guide subdivision and development in responding to risks associated with flooding.
- 16.6 Clause 13.01-2S Coastal inundation and erosion – the amendment achieves the policy objective to plan for the potential coastal impacts of climate change. It requires planning for sea level rise of not less than 0.8 metres by 2100 and allows for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.
- 16.7 Clause 13.03-1S Floodplain Management - identifies that planning is to assist the protection of:
 - 16.7.1 Life, property and community infrastructure from flood hazard;
 - 16.7.2 The natural flood carrying capacity of rivers, streams and floodways;
 - 16.7.3 The flood storage function of floodplains and waterways; and
 - 16.7.4 Floodplain areas of environmental significance or of importance to river health.
- 17. The amendment is consistent with the following Local Planning Policies:
 - 17.1 Clause 21.05-4 Coastal environments - including the objectives: to protect, maintain and enhance the coast, estuaries and marine environment and to respect and manage coastal processes.
 - 17.2 Clause 21.05-5 Climate change - including the objective: To plan for and adapt to the impacts of climate change, and a relevant strategy: Avoid land use and development within areas considered at risk of coastal erosion or inundation from flooding, storm surge or rising sea levels.
 - 17.3 Clause 21.05-7 Flooding - has relevant objectives: To protect floodplains, and to minimise the potential for damage and risks to public safety and property from flooding.

Alignment to Community Plan and Vision

18. This report aligns with *Our Community Plan 2021-2025* strategic priority:
Sustainable growth and environment.
19. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

20. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

21. There is a risk if Council as the Planning Authority does not act on the flood mapping it has available, it may be liable if flooding occurs in the future and damages property developed subsequent to the studies. Council can reduce this risk by acting on the scientific based data it has available and applying the appropriate planning overlay or zone as proposed by this amendment. It is considered Council has a duty of care to act and identify flooding and properly control development in flood prone areas.
22. The overlays will help reduce the risk of property damage as a result of stormwater, riverine and coastal flooding by requiring a planning permit for new dwellings and other buildings and works. In particular, this will enable both Council as the Responsible Authority and the Corangamite Catchment Management Authority as the Floodplain Management Authority to ensure building floor levels are set above the predicted flood levels and hence minimise economic and personal hardship if flooding is to occur.

Environmental Sustainability

23. The Amendment will help manage the environmental hazard posed by stormwater and riverine flooding and impacts of coastal inundation and future sea level rise.

Attachments

1. Attachment 1- Amendment C 339 - Flood Study Overlays - Consideration of Submissions [2.3.1 - 18 pages]
2. Attachment 2 - List of Submitters and Submission themes [2.3.2 - 13 pages]

Attachment 1 – Consideration of submissions to Amendment C339ggee

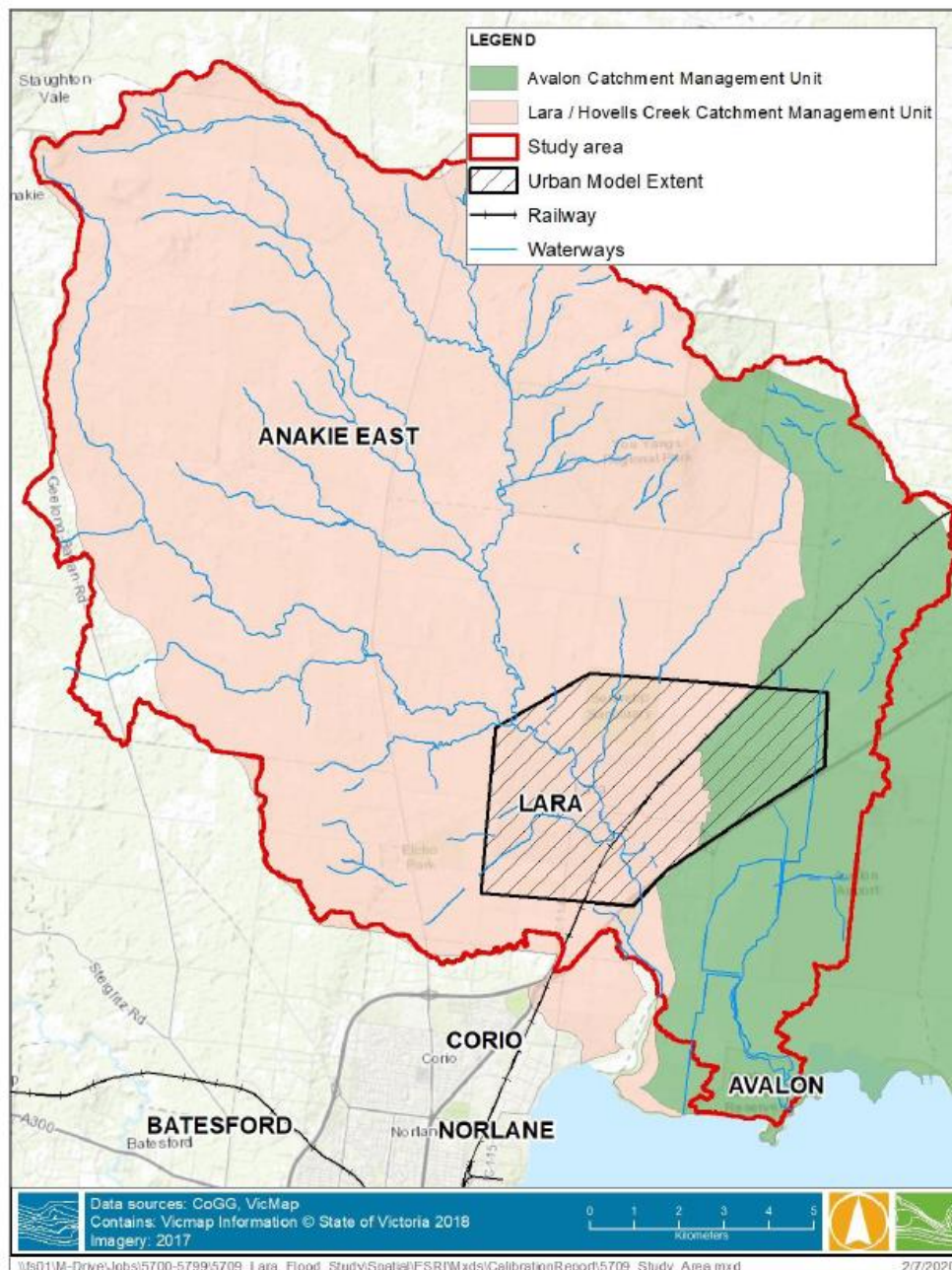
BACKGROUND

1. The main purpose of the amendment is to implement the following three flood studies by updating planning scheme zone and overlay maps:
 - 1.1 *Lower Barwon and Lower Moorabool Flood Investigation, December 2018;*
 - 1.2 *Lara Flood Study, March 2020; and*
 - 1.3 *Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015 (LCHA) (only the remaining areas around Lake Connnewarre and the Barwon River estuary not already implemented).*
2. The overlays will help ensure that any significant buildings and works constructed in areas identified as flood prone are built to a standard that considers future flooding.
3. The Amendment is also required to modify the schedules to the Land Subject to Inundation Overlay and Floodway Overlay currently contained within the Greater Geelong Planning Scheme as they do not conform with the Ministerial Direction and require further permit exemptions to accord with industry best practice.
4. All three flood studies were prepared by expert engineers and scientists and involved extensive research, mapping, analysis, scenario modelling and public consultation.
5. The *Lower Barwon and Lower Moorabool Flood Investigation* and the *Lara Flood Study*, were both prepared by Water Technology - Water, Coastal & Environmental Consultants, with the *Lower Barwon and Lower Moorabool Investigation* being a joint project of the Corangamite Catchment Management Authority and the City of Greater Geelong. The *Bellarine Peninsula – Corio Bay LCHA* was prepared by Cardno on behalf of City of Greater Geelong and a group of other government agencies.

FLOOD STUDY AREAS AND FLOOD HISTORY

6. **Lara Flood Study**
7. As described in the *Lara Flood Study – Design Modelling Report 31 March 2020 (p.5)* the study area “consists of two major drainage catchments, Hovells Creek/Lara and part of the Avalon catchment management unit, as shown in **Figure 1**. The township of Lara was also a key focus area of the study as it is impacted by riverine flooding from Hovells Creek and stormwater inundation from within the urban area. The Hovells Creek/Lara catchment begins near Mount Anakie and flows in a south easterly direction through farmland and into the urban area of Lara before flowing into Limeburners Bay, an inlet to Corio Bay.”
8. The Flood Study Report also describes Lara township and its history of flooding and flood studies as follows: “Lara is a residential and commercial town located at the lower end of the Hovells Creek catchment and has a population of just over 16,000. The town has been identified as a growth area for residential, commercial and industrial development. Lara has been subject to inundation from Hovells Creek and stormwater catchments in the past with significant flood events in 1933, 1973, 1983, 1988, 1995, 2005 and 2010. Several flood investigations have been carried out of this area, and flood mitigation work has been proposed along the Elcho Drain. Further work in the Northern Growth Area, to the west of the main township has also been undertaken recently.”

Figure 1 – Map of Lara Flood Study boundary and catchments

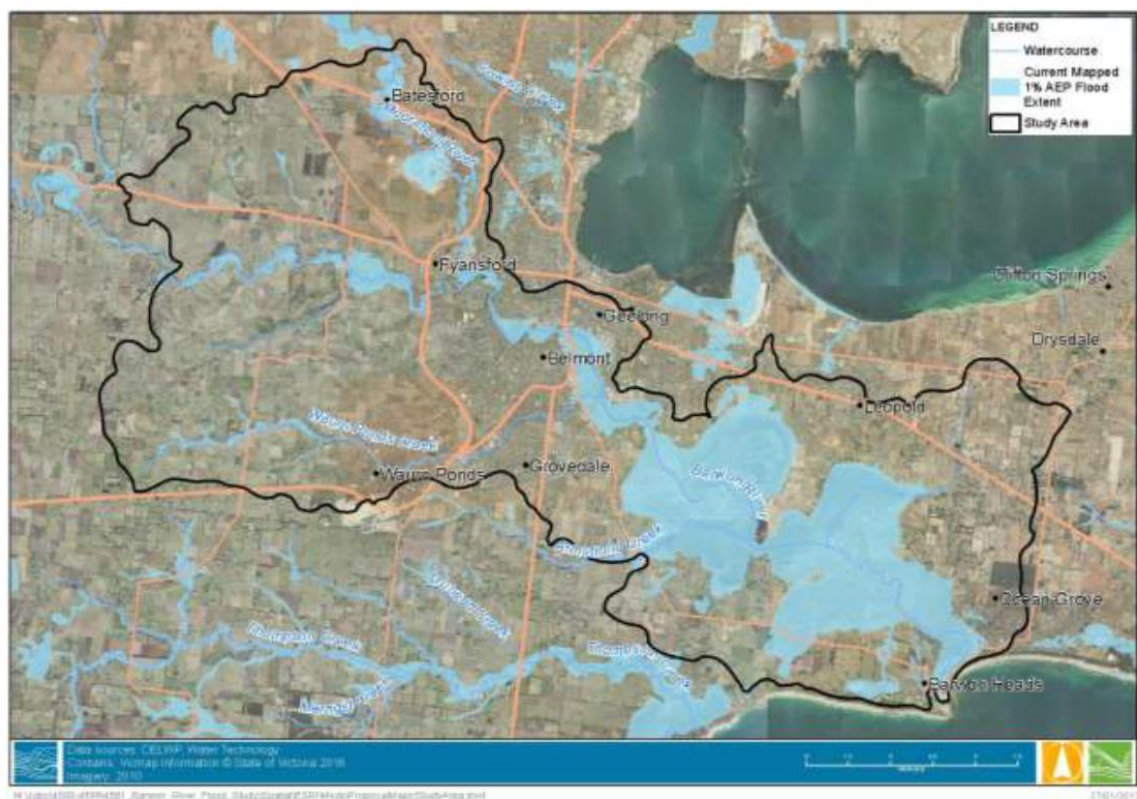


9. **Lower Barwon / Lower Moorabool Flood Study Area**
10. As described in the *Lower Barwon and Lower Moorabool Flood Investigation, December 2018* at page 6 the study area is “defined by the lower reaches of the Barwon River and the Moorabool River to the mouth of the Barwon River including Waurn Ponds Creek and a number of small tributaries (see **Figure 2** below). The study area extends upstream to the Batesford streamflow gauge on the Moorabool River and the Pollocksford streamflow gauge on the Barwon River.”
11. The study describes the history of flooding and investigations as follows: “The floodplains of the Barwon and Moorabool Rivers have faced significant riverine floods noted in 1852,

1880, 1909, 1951, 1978, 1995, 2001 and 2011. Fortunately given the long and frequent history of flooding along the Barwon and Moorabool Rivers much of the residential development through Geelong and the wider catchment is located outside of the areas know to be subject to flooding. Consequently, much of the floodplain is now occupied for recreational uses with some land still occupied by industrial businesses.”

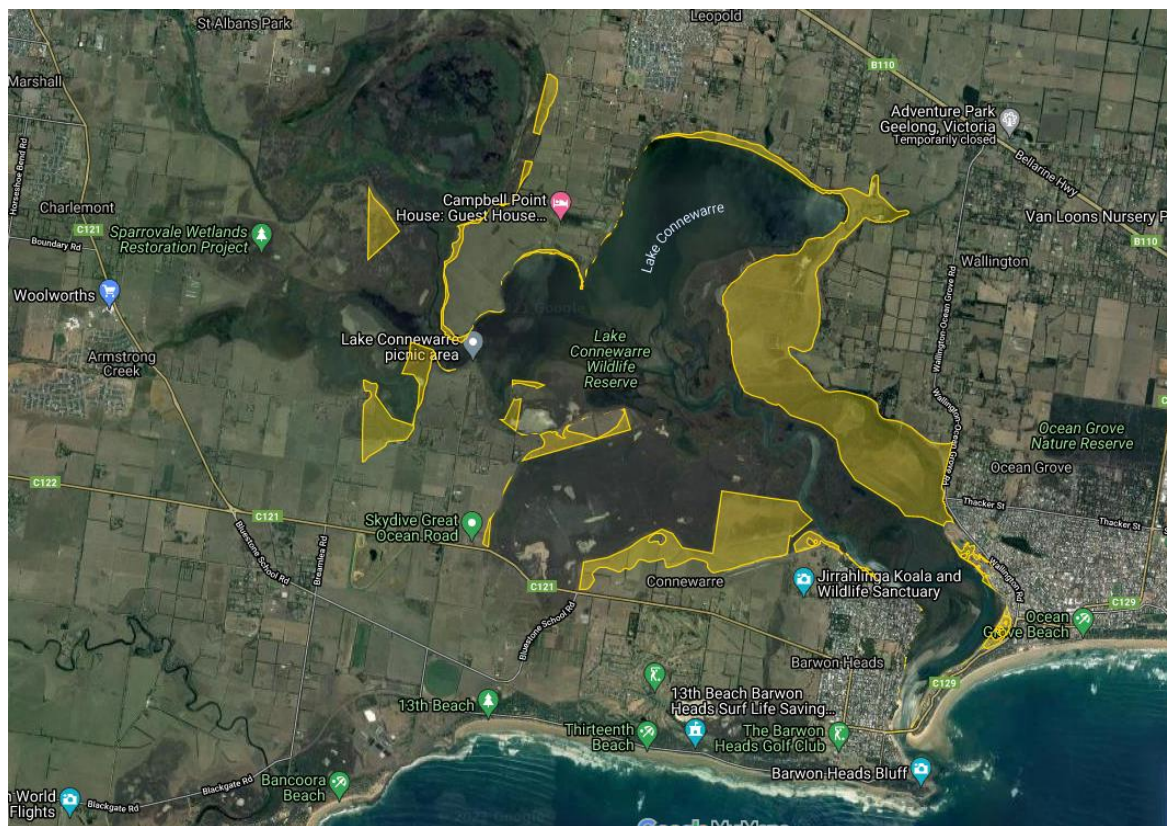
12. The study describes previous flooding investigations of the Barwon and Moorabool Rivers, as well as a number of important tributaries including the Leigh River, Waurn Ponds Creek and Armstrong Creek have occurred over the past 50 years, the most significant of these include:
 - Geelong Flood Plain Management Study, GHD (1982);
 - Geelong Flood Mitigation Strategy Final Report, GHD (1997); and
 - Moorabool and Barwon River Regional Flood Mapping Project, GHD (2016).
13. The study produces flood mapping and improves the flood intelligence for the major waterways in and around the city of Geelong within the study area shown in **Figure 2**.

Figure 2 – Lower Barwon / Lower Moorabool Flood Study Area



14. **Bellarine Peninsula Corio Bay Local Coastal Hazard Assessment area**
15. The *Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015 (LCHA)* covers the whole Bellarine Peninsula and Corio Bay from Breamlea to Avalon, however the majority of this study has already been implemented by Amendment C394. Amendment C394 only implement an overlay (LSIO2) for certain properties on the fringes of Lake Connemara and the Barwon River estuary as shown in **Figure 3** below.

Figure 3 – Area affected by LSIO2 (yellow) in Amendment C339ggee



PLANNING SCHEME CHANGES PROPOSED BY AMENDMENT C339GCEE

16. The Amendment revises the mapping extent of the Floodway Overlay (FO), Land Subject to Inundation Overlay (LSIO and LSIO2) and the Special Building Overlay (SBO) in the areas of the respective studies, makes a small number of zoning changes in Lara and amends the Schedules to the FO and LSIO.
17. The Amendment affects the flood study areas differently as summarised below:
18. **Lara Flood Study area**
19. In the Lara and Avalon area a small number of properties will have zoning changes and several thousand properties are proposed to be included in one of the three flood overlays - the Floodway Overlay (FO1), Land Subject to Inundation Overlay (LSIO1) and Special Building Overlay (SBO).
20. **Lower Barwon River and Lower Moorabool River Flood Investigation Area**
21. Along the lower Barwon River and lower Moorabool River many properties are already subject to flood overlays but the map extent of these is changing due to the new flood investigation which has re-modelled flooding in the catchment. In some cases properties will be completely removed from a flood overlay and in other cases the area subject to the overlays is increasing or decreasing depending on the results of the flood modelling undertaken.

22. ***Bellarine Peninsula Corio Bay Local Coastal Hazard Assessment area***
23. In the lower reaches of Lake Connemara and the Barwon River estuary the Land Subject to Inundation Overlay (LSIO2) is being applied. This overlay recognises properties that will be subject to inundation as a result of coastal storm surge and future sea level rise. The LSIO2 has already been applied to over 1600 properties around the Bellarine Peninsula and Corio Bay by a previous amendment - C394ggee.
24. ***Other areas already covered by the FO and LSIO***
25. There are a number of properties outside the three abovementioned flood study areas where the flood overlay mapping will not change. However, they will be affected by changes to the LSIO and FO schedules (the written part of the scheme). The changes to the schedules will greatly reduce the circumstances in which a permit is required for buildings and works.
26. There is a total of 7744 properties affected by the Amendment.

AUTHORISATION AND PUBLIC EXHIBITION OF AMENDMENT C339GGEE

27. On 28 July 2020 Council resolved to support the preparation and public exhibition of the amendment.
28. The GIS mapping for the amendment was complex and the official amendment maps took the City and DELWP several months to resolve and prepare.
29. On 2 March 2021 the City requested Ministerial authorisation to prepare and exhibit the amendment. The Minister's delegate issued authorisation on 19 May 2021 subject to the following conditions:
 1. *Update the Instruction Sheet and Explanatory Report to ensure they correctly represent the mapping changes proposed by the amendment prior to exhibition; and*
 2. *Include in the Explanatory Report the strategic justification for the proposed rezonings of land in Lara.*
30. The Amendment was exhibited from 15 July 2021 to 16 August 2021 (with late submissions accepted to the end of August and beyond).
31. Notices were sent to 10,326 owners and occupiers of land affected by the proposed overlay and zone changes, government authorities, land managers and prescribed Ministers. The Notices were grouped and tailored to specify the changes relating to specific properties and a map showing the overlay or zone changes was included.
32. Information was published on the [C339ggee webpage](#) including the amendment and supporting documents, Frequently Asked Questions and interactive google maps showing the extent of the new overlays. Hard copies of the amendment and supporting documents were available for viewing at the Brougham Street Customer Service Centre in Geelong and the Lara Library.
33. Notices were placed in the Geelong Independent on Friday 9 July 2021 and the Geelong Advertiser on Saturday 10 July 2021. A Government Gazette notice was published on 15 July 2021.

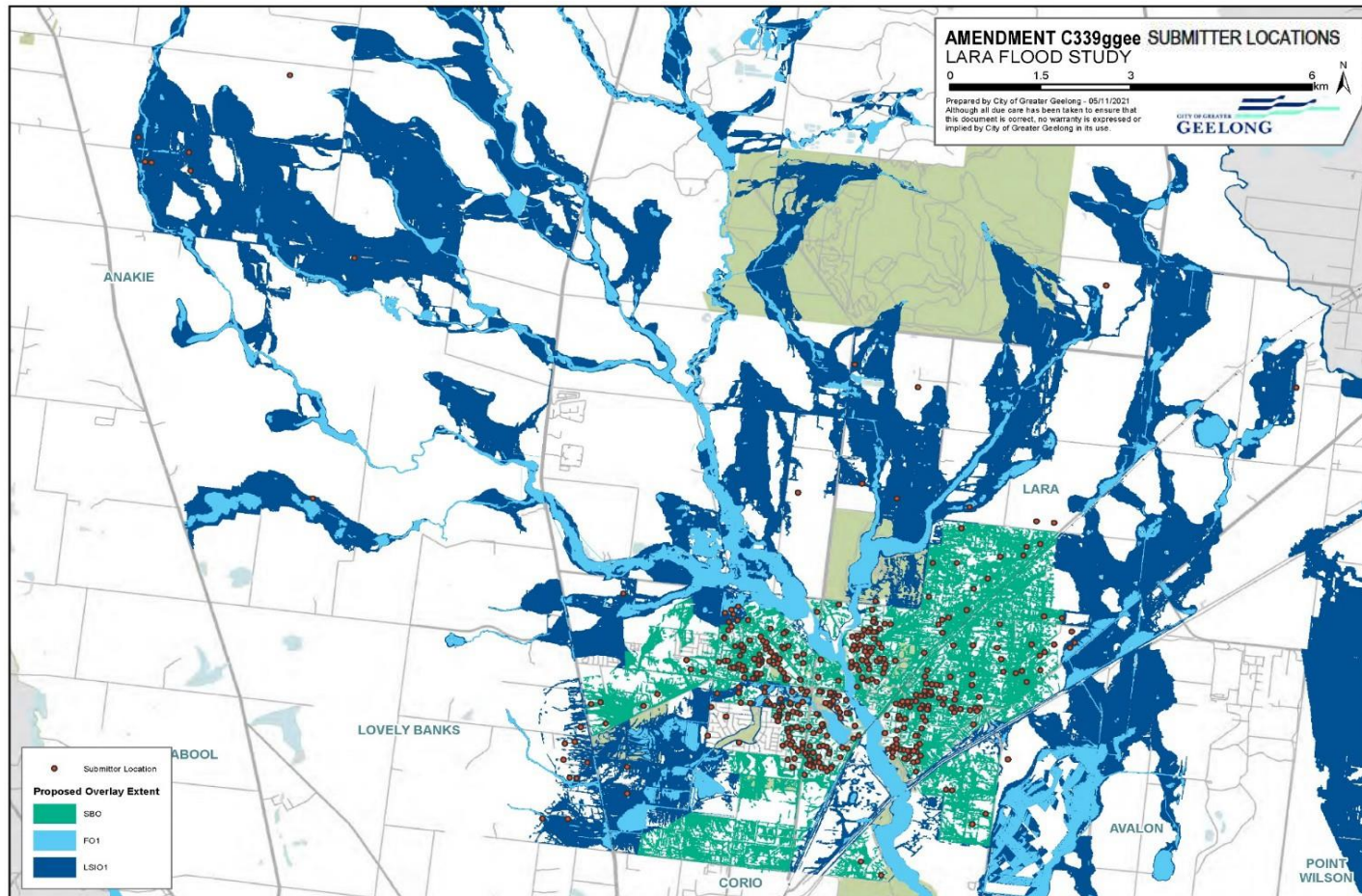
SUBMISSIONS

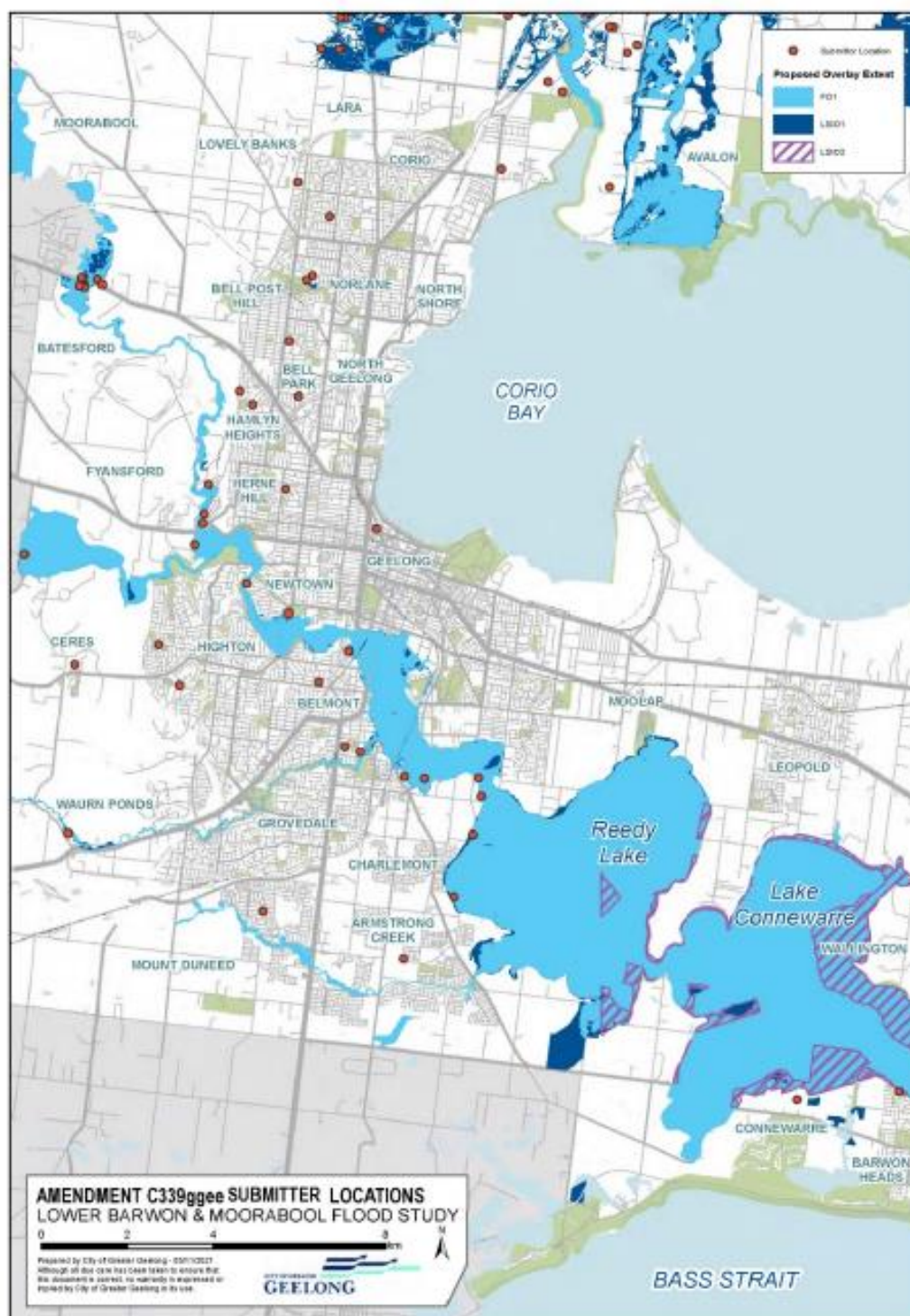
34. As a result of public exhibition a total of 561 submissions were received. Of these 535 submissions objected and 26 submissions either supported, did not object or provided comments only.
35. The vast majority of submissions were from the Lara Flood Study area and mainly related to the Special Building Overlay. A further breakdown of submissions is:

Key area of interest of submissions	No.
Lara Flood Study area	505
Lower Barwon /Moorabool Study area	40
LSIO2 (Sea level rise/coastal inundation)	3
Schedule changes to LSIO and FO	4
Government authority submissions	4
Location of area not specified	5
Total submissions	561

36. **Maps 1 and 2** (see following pages) show the geographic spread of submissions particularly in the areas affected by the Lara Flood Study and the Lower Barwon and Moorabool Flood Study areas. The majority of the Lara submissions were in response to the Special Building Overlay which affects several thousand properties in the urban part of Lara and is shown in green on Map 1.
37. **Attachment 2** provides a list of the 561 submitters and summarises key aspects including:
- Flood study;
 - Planning Controls; and
 - Themes
38. Submitter names have not been included in Attachment 2 where submitters have not consented to this information being published in the Council report. All submissions are public documents under the Planning and Environment Act and can be made available upon request.

Map 1 – Northern Map showing submitters in Lara Flood Study Area





Map

2 – Southern Map – submitters in Lower Barwon Moorabool Flood Study Area and southern part of Lara Flood Study

SUBMISSION THEMES AND CITY RESPONSE

39. The main issues raised in submissions can be grouped under the following themes:

- 1) No history of flooding

- 2) Need for improved drainage infrastructure
- 3) Land not considered flood prone due to topography
- 4) Recent development works / new housing estates
- 5) Challenges to validity of flood modelling
- 6) Impact on insurance
- 7) Impact on property values
- 8) Complex or site specific submissions
- 40. The above themes correlate to the themes in **Attachment 2**.
- 41. Other themes in the submissions include:
 - 9) Rezoning and belief that properties are being “flood zoned”
 - 10) Submissions relating to the flood prone designation
 - 11) Submissions relating to LSIO2 – Coastal Inundation
 - 12) Submissions relating to the new schedules for LSIO1 and FO1
 - 13) Government agency and traditional landowner submissions
- 42. A summary of each of the key themes raised by submitters and the City’s response is as follows:

Theme 1 - No history of flooding

- 43. Many submitters, particularly in the Lara area, have referred to previous flood events (such as the 1973 and 1988 floods) and stated that their properties did not flood then and hence aren’t flood prone.
- 44. Examples of the typical comments on this issue include statements such as these from submitter 182: “*Lived at current address for 23 years and lake down the road has never flooded my house*”, submitter 174: “*we have never flooded the whole time we have lived in Lara... that’s a mere going on 29 years*”.
- 45. Other submitters provide more specific and evidence based local knowledge such as submitter 64 at Fyansford: “*My property has approximately 1 acre of high ground which has never been flooded (even in the 1995 flood) with a 100 year old Victorian house that has never been flooded and 4 acres of floodplain that does flood... I wish my house and high ground to be included in the Area to be deleted from a Land Subject to Inundation Overlay.*”

City Response:

- 46. In relation to Lara it is well known and documented that the Lara township experiences flood events. As described in the *City’s Managing Flood Risks in Lara [Fact Sheet](#)* the relatively flat terrain makes the area susceptible to widespread, shallow stormwater flooding. Being positioned on the banks of Hovells Creek, the township is also at risk of riverine flooding. Significant flood events impacting parts of the Lara community were recorded in 1933, 1973, 1983, 1988, 1995, 2005 and 2010. Localised flooding has also impacted individual properties during this time. The most recently completed Lara Flood Study has improved our understanding of flood risk in the area. It is based on investigations into the catchments, detailed data analysis and modelling of different rainfall and storm scenarios.

47. Only a small number of submitters raised the theme of 'no history of flooding' in the Lower Barwon Moorabool River Flood Study area. The flood report states: *"The floodplains of the Barwon and Moorabool Rivers have faced significant riverine floods noted in 1852, 1880, 1909, 1951, 1978, 1995, 2001 and 2011. Fortunately given the long and frequent history of flooding along the Barwon and Moorabool Rivers much of the residential development through Geelong and the wider catchment is located outside of the areas known to be subject to flooding."*
48. Riverine flooding is generally better understood by the community and its history well documented compared to flooding from the stormwater drainage system that affects Lara (where extensive new areas of SBO are proposed).
49. The City relies on the flood studies that underpin the proposed overlay and zone maps rather than anecdotal evidence or comments that are difficult to verify and as such no changes to the Amendment are recommended based on this theme in submissions.
50. It is also worth noting that the overlay maps (i.e. LSIO, FO and SBO) are based on a 1% Annual Exceedance Probability (AEP) as required by the State Government. AEP is a term which expresses the likelihood of a flood of a given size or larger occurring in a given year. 1% AEP means a flood has a one in 100 likelihood of occurring in any given year, the same as a 1 in a 100 year event. Reliable local knowledge of flood extents does not usually extend back 100 years.

Theme 2 - Need for improved drainage infrastructure

51. A common theme in submissions is that Council should invest in new or upgraded drainage infrastructure to prevent the risk of flooding rather than apply planning controls or designate areas as flood prone.
52. For instance submitter 6 from Lara states: *"I urge the council to reject this change, and invest in infrastructure to prevent the risk of flooding instead of passing the risk and burden to members of the municipality" and "I would like to see the council implement changes to the current drainage and flood prevention infrastructure, then reconduct the study with what should be a much smaller overlay"*.
53. Submitter 146 asks *"Is there a strategy to adequately upgrade the existing storm water piping throughout the township to mitigate the flood risk and to overall see a reduction in areas affected by flood and inundation in Lara?"*
54. Other submitters (such as submitter 8) attribute the cause of flooding to the subdivision and development that Council has allowed in Lara with what they consider to be inadequate drainage infrastructure. A similar sentiment is expressed by submitter 136 who states *"I believe this new amendment is being put in place due to the new housing developments that is taking place in Manzeene and Lara West and that proper foresight has not been given to the storm water drainage and run-offs that will occur if we do indeed have an unforeseen weather event"*.
55. Submitter 183 states *"If council did their job and grew towns appropriately it would have sufficient storm water systems in place to deal with any flooding should they occur. A town should not be given permits to grow without appropriate storm water system in place"*

City Response:

56. The City acknowledges that improvements can be made to the stormwater and drainage infrastructure in older urban flood prone areas. However, this is beyond the scope of the Amendment which is implementing only one aspect being the land use planning aspect of the flood studies. Land use planning is a cost effective way to reduce future impacts of flooding particularly by ensuring floor levels of new or replacement dwellings are above the flood level. By requiring a planning permit it also allows some consideration of flood issues prior to approving significant buildings and works (such as dwellings). As stated in the Victorian Flood Plan Management Strategy 2016 at p.14 *"There is an ongoing role for*

structural measures, such as levees, retarding basins, culverts and floodways, and the flood-proofing of existing houses. There is a bigger role however for non-structural measures such as land use planning (zones, overlays, freeboard requirements, set backs), flood insurance, flood warning systems, flood education and flood awareness initiatives (Figure 4)."

57. In relation to drainage improvements in Lara the *Managing Flood Risks in Lara* [Fact Sheet](#) states: "We will identify critical drainage assets in Lara and assign an appropriate regime of inspection and maintenance to them. We will also develop a detailed infrastructure management manual. As well as outlining inspection and maintenance regimes, it will also identify priority capital works for drainage infrastructure in the region."
58. The outcomes of Lara Flood Study and further investigations have helped us identified structural mitigation works that could be used to reduce flooding problems in several low-lying residential areas of Lara. Our investigations identified two projects below – each valued at over \$1 million – that could have some positive impact. Project B would rely on Project A to work effectively and reduce the flooding problems of the areas.
 - Project A - Lipson Drive Pipe and Open Drain; and
 - Project B - Kyema Drive Two Pumps and Rising Mains.

Theme 3 - Land not considered flood prone due to topography

59. Several submitters questioned the flood prone designation of their property by reference to topography such as a property being on the side of a hill or in an area well clear of any creeks or rivers.
60. Examples of comments in relation to topography range from submitter 407: "Where we are specifically positioned is far from any such area to even be considered a flood risk" to submitter 405 who provides detailed comments such as "This map does not take into consideration that my property is both built up (sits approx 500mm above the road) and enjoys the convenience of vacant farm land directly opposite which adequately absorbs excess water during the heaviest of storms. Even with a 1% chance of severe flooding I strongly object to the suggestion that my property would end up inaccessible or under water."

City Response:

61. Land that is away from streams and rivers and land that is on a slope or a hillside can still be prone to flooding. This can be due to overland paths, sheet runoff and in the older established parts of the Lara urban area it can be due to the capacity of the stormwater system being exceeded in major rainfall events.
62. The flood maps are based on detailed flood studies which include (among other inputs) detailed contour mapping and modelling of flood events. The City relies on the mapping produced but will further review submissions where substantial evidence, site information or alternative modelling is provided.

Theme 4 - Recent development works

63. This theme includes new housing estates that have developed since the Lara and Lower Barwon Moorabool flood studies were undertaken and as such are considered by the submitters to be no longer flood prone. The theme also covers smaller scale site development or drainage works that landowners have undertaken or that they believe the flood studies have ignored or missed.
64. The newly developed estates in the Lara Flood Study area where submissions have been received include:

65. Manzeene Village Estate

66. A total of 17 submitters are from Manzeene Village to the west of Lara (submitters 12,15, 63, 142, 157, 181, 198, 205, 230, 330, 341, 356, 448, 449, 457, 474, 552). They are concerned that flood overlays are proposed in a recently developed housing estate.

67. For example, submitter 12 states: *"The proposed special building overlay (SBO) extent has been derived through a course (sic), large scale flood study that has failed to reasonably reflect the fully developed conditions of the Manzeene Village subdivision"*.

68. Submitter 552 states: *"The Proposed Amendment C339ggee for the far-north corner of Manzeene Village requires new flood surveys to identify whether this area falls within the FO1, LSIO1 and/or SBO zones post-development of Manzeene Village. It is important to note that the far-north corner of Manzeene Village now includes waterways and drainage into Hovells Creek which has not been acknowledged in the Proposed Amendment C339ggee. In addition, the newly developed area now has guttering, sewer drainage, and all properties including my property, have been raised by over 1 meter above natural ground level. Of particular note, the waterways are deep and have been specifically designed for flooding events caused by excessive rain."*

69. Coridale Estate

70. Submitter 297 Mesh on behalf of Villawood Properties (the developer of Coridale estate in the Lara West Growth Area) submits that a number of its new stages of subdivision are not flood prone. It states it has *"provided Council with information that demonstrates no lots in Stage 1 to 5 inclusive are subject to flooding or inundation"* It states *"Noting no lots in Stage 1 to 5 inclusive are subject to flooding or inundation, the proposed application of the SBO to any of the properties identified.... would be inappropriate and not reflective of the current condition of the land which has previously been acknowledged by Council. In this respect, it is requested the SBO not be applied to any lots in Stage 1 to 5 of the Coridale"*.

71. Austin Estate

72. Submitter 468 Spiire on behalf of Austin Land Pty Ltd (the developer of Austin estate in the Lara West Growth Area) provides a detailed submission including: *"The Site (identified as Austin Lara) is currently being constructed in accordance with Planning Permit PP-356-2018/A and associated endorsed plans. Detailed design of the subdivision is based on the most-current flood data available and will cater for current mapped floodwaters and inundation to ensure that constructed lots are developable and flooding or inundation is well considered, consistent with the planning framework already in place to ensure this."*

73. *"Development of the subdivision is required to proceed in accordance with the planning conditions incorporated in PP-356-2018/A. As this is undertaken, the flood prone status (as defined in the Building Regulations 2018) of constructed stages will be revoked." We contest the need to impose any flood-related planning overlays on the Site or 295 Patullos given the planning framework already in place.... Accordingly, we submit that Amendment C339 should be revised to remove the LSIO1 and SBO from the Site and 295 Patullos"*.

74. Lara Views Estate

75. Cardno TGM on behalf of Lara developer L Bisinella Developments submits on a number of residential estates including Lara Views at 130 – 150 Forest Road South, Lara. The submission states: *"The Lara Flood Study does not appear to consider the developed condition of this land and does not explain why the SBO is proposed in areas where the land has been developed with finished floor levels that will ensure inundation cannot occur."* and *"The SBO mapping is inconsistent with the Stormwater Management Plan that has been approved by Council and subsequently implemented in respect of the Lara Views Estate"*.

76. Other Bisinella estates in Lara
77. Cardno TGM on behalf of Lara developer L Bisinella Developments also submits information on other residential estates including:
- Lara Lakes Estate
 - Applegum Estate
 - Lara Central Estate
78. The newly developed estates in the Lower Barwon and Moorabool Flood Study area where submission have been received include:
79. Fyansford Green
80. Submitter 269 from The Parade, Fyansford, and submitter 440 from Monier Way, Fyansford have all raised questions and concerns about the extent of the overlays in the area which is a relatively new housing estate next to the Moorabool River.
81. Heights Estate, Herne Hill
82. Submitter 434 from Salisbury Circuit, Fyansford and Submitter 78 Cardno TGM lodged an objection related to land known as the Heights Estate at 355 Church Street, Herne Hill. The Cardno TGM submission states: *On 19 August 2014 Planning permit PP-107-2012/A was issued for the subdivision of land at 355 Church Street, Herne Hill in accordance with endorsed plans which includes the area of land now proposed for a Flood Overlay. Since then the Heights Estate subdivision has now been completed. The planning permit for the subdivision of this land was supported by the Heights Development Flood Impact Assessment 2017 developed by BMT WBM. The Assessment determined that the subject land is not flood prone under development conditions.... We are therefore surprised to now see that part of this land is now deemed to be flood prone as determined by this amendment.*

City Response:

83. The situation with many of the abovementioned estates relates to timing of the flood studies compared to subdivision and development. That is, timing is such that development has occurred since the Lidar mapping (contour mapping) or flood modelling was undertaken for the flood studies. Therefore, the new ground levels that have been constructed as part of these new subdivisions appear not to have been captured by the flood studies.
84. In relation to Lara, the City proposes to undertake further investigation and review of the overlay maps proposed for the abovementioned estates and will prepare another report to Council on these and other complex submissions in early 2022.
85. In relation to Fyansford/Herne Hill, the City is aware that significant modelling was undertaken to inform both The Heights and Fyansford Green estates, with the developers having to construct additional flood storage to compensate for filling in the flood plain. All works in the floodplain have been assessed and approved by the CCMA. In relation to the Salisbury Circuit and Church St properties, the City has documentation under PP-1107-2012A relating to construction of a flood storage basin. From the aerial photo it looks like this has now been built, however the dates line up such that construction works occurred after the LiDAR survey for the flood study was captured (both circa 2017).
86. There are similar issues with Fyansford Green, where additional flood storage is being created on the west side of the river to compensate for filling. The affected stages were completed post-2017 or are in progress now, so earthworks were not captured in the Lower Barwon Moorabool Study.

87. There appears to be a good case for altering the exhibited flood overlay maps in this area to reflect the developed conditions. However, this needs to be confirmed with the CCMA as the floodplain manager. The City may also seek further advice from Water Technology, the consultants that prepared the flood study. The City will investigate this area further and advise the submitters prior to any future Panel hearing.

Theme 5 - Challenges to validity of flood modelling

88. A number of submitters question the flood modelling and flood studies that the overlay maps are based on.
89. Submitter 12 submits in relation to a newly developed estate at Lara: *"It is unreasonable for the City of Greater Geelong to use the Lara Flood study flood model, for the purpose of establishing SBO within the Manzeene Village subdivision for the following reasons: • The flood model fails to consider the fully developed conditions of the Manzeene Village subdivision, omitting key drainage infrastructure including new watercourses, detention basins and drainage systems..."*
90. Submitter 129, a consultant acting on behalf of a landowner at Avalon submits: *"We contend that the modelling undertaken for the site and the broader Avalon Catchment has not considered the site specific conditions of our clients land".* The submission also includes *"An independent inundation, flooding and drainage assessment completed by Rain Consulting, (on behalf of the landowner), outlines the various actions required to address these inaccuracies in order to increase the accuracy of the flood model".*
91. Submitter 286, MAB Corporation who owns land at Avalon proposed for development submits: *"From a preliminary review, there are inaccuracies in the flood studies which have informed the extent of the FO1 and LSIO1 proposed over the Land. There has been inadequate time to complete an independent assessment of the flood studies, therefore we reserve the right to have this analysis undertaken and make submissions on the accuracy of the technical information informing the Amendment".*

City Response:

92. The City considers that the two studies which have been questioned (the Lara Flood Study and Lower Barwon Moorabool River Flood Study) are soundly based pieces of work prepared by suitably qualified experts using best practice methods and technology.
93. While the timing is such that the flood extent maps may no longer be accurate for some of the new residential estates which have been developed since the studies were undertaken (as per the example of Manzeene Estate in submission 12 above), this does not affect or undermine the balance of the flood studies or associated mapping.
94. The validity of the flood studies is further supported by the submission from the CCMA which states *"the Authority accept the methodologies, technical aspects and findings on which the Amendment is based".*
95. The City proposes to undertake further technical review and consideration of submissions where alternative or more detailed flood modelling and information has been provided (such as submitter 129 referred to above and information from residential developers at Lara).

Theme 6 - Impact on insurance

96. Several submissions identified the potential increase in insurance premiums or difficulty to obtain insurance coverage because of properties now being either designated as flood prone or within an overlays such as the SBO, LSIO or FO.

City Response:

97. Insurance premiums are likely to be based upon the latest available flood studies rather than Planning Scheme controls. The insurance industry has its own National Flood database where this information is obtained from.
98. Each insurance company has their own process for calculating their premiums, so submitters with concerns should speak directly with their insurance provider. Individual insurers decide what criteria they use to determine flood risk and calculate premiums. This may include historical flood information, claims history and building type.

Theme 7 - Impact on property values

99. Many submissions were received regarding the potential reduction in property values because of the overlay. Other submissions were received noting the potential impact on the future value, usability and resale of the property or other financial implications.

City Response:

100. As outlined in the "Frequently asked questions" documentation exhibited with this amendment: designation of an area as 'subject to inundation' does not cause or change the likelihood of flooding but recognises the existing condition of land and its potential to be inundated in storm tide events and when sea levels rise. The value of any property is determined by the complex interplay of many different factors such as location, streetscape and amenity, and it is difficult to assign what effect if any, the identification of land as liable to flooding may have on the value of a property.
101. Properties are not uniformly affected by flooding and this may depend upon the frequency or severity of flooding, any implications for development or redevelopment, historical flood events, etc.
102. In previous instances where an independent planning panel has been asked to consider and report on submissions opposing the application of a flooding overlay, the issue of property devaluation has been considered and rejected by the panel (Reference: [Stonington, 2018 Amendment C221 FAQs](#))
103. As stated in [Flood Victoria 2018](#) "*Most banks and lending institutions do not account for flood risks when assessing loan applications unless there is a very significant risk of flooding to the property*".
104. While the flood overlays are likely to require floor levels of new buildings to be constructed at a higher level than dwellings outside of an overlay, the construction costs associated with these requirements are unlikely to be of a significant amount to prohibit future development. It is noted that many properties in the proposed overlays are currently situated within Flood Prone Areas under the Building Regulations which require dwellings to be constructed at a higher level than dwellings outside of Flood Prone Areas.

Theme 8 - Complex / site specific submissions

105. Many submitters particularly in Lara raised specific concerns, provided specific information about their property or raised more complex issues than the more generic themes and objections.

City Response:

106. The City is confident it has properly considered or can further consider as part of the normal process of preparing for a Panel hearing the more complex submissions from the Lower Barwon Moorabool Study area.
107. However, there are a large number of submissions in Lara that require further investigation and technical review prior to being referred to a Panel. The submissions described earlier for new housing estates that have developed since the flood studies

also fall into this category and need more detailed technical review to ensure the application of the overlays is warranted for these particular properties.

108. A further report on the more complex and site specific submissions in the Lara Flood Study Area will be prepared and put to a future Council meeting.

Theme 9 – Rezoning of properties and belief that “flood zones” are being applied

109. Some submitters in Lara (e.g. Submitter 460) have requested a change in zone of their property typically from a Rural Living Zone to a Low Density Residential Zone. The zone changes are requested as the flood study has demonstrated that parts of these properties are no longer flood prone and hence the recommended zonings from the Lara Structure Plan are being requested
110. In addition, many submitters used the term “flood zone” or similar when objecting to the Amendment particularly in the Lara Flood Study Area.

City Response:

111. The requests for rezoning will be further investigated and responded to along with the other complex submissions in Lara.
112. In relation to the concerns of some submitters that they are being put into a “flood zone” on the most part this is not accurate. Almost all properties in the Amendment are subject to proposed planning scheme overlays and are not subject to any changes in zone.
113. Only a small number of properties in the Amendment at Lara are proposed for zoning changes and the majority of these are moving from the restrictive Urban Floodway Zone (UFZ) to the same zones as adjoining properties such as Rural Living Zone or Low Density Residential Zone. Instead of the UFZ the City is proposing to apply one of the three flood overlays available.

Theme 10 - Submissions relating to the flood prone designation

114. A total of 36 objecting submissions have been identified in the Lara Flood Study Area which are not affected by the Amendment and hence not subject to any zone changes or new flood overlays.

City Response:

115. It is likely that these submitters were notified of the land being designated under the Building Regulations several weeks before the public exhibition of the Amendment. The designation is separate process managed by Engineering Services and the maps used often cover a larger extent than planning overlay maps.
116. The City will notify these submitters that their properties are not affected by the Amendment.

Theme 11 - Submissions relating to LSIO2 – Coastal Inundation

117. The City has identified one objecting submission relating to the application of the LSIO2 around the fringes of Lake Connemara and the Barwon River estuary. LSIO2 applies to properties affected by coastal inundation relating to future sea level rise. Submitter 227 from Sheepwash Road Barwon Heads is partially affected by the proposed LSIO2 and also LSIO1 which relates to riverine flooding.

City Response:

118. The City has reviewed this submission and no changes to the exhibited LSIO2 are recommended. The submitter will be provided with further maps showing the extent to which the overlay affects his property as requested in the submission.

Theme 12 - Submissions relating to the new schedules for LSIO1 and FO1

119. The amendment proposes to include a number of permit exemptions in the schedules to the Land Subject to Inundation Overlay (LSIO1) and Floodway Overlay (FO1).
120. Some submitters made comments on the LSIO and FO overlay maps that already affect their properties but these maps are not being changed by the Amendment, only the written part of the scheme – the overlay schedules.
121. One objection was received specifically to the schedule changes from submitter 219 a landowner on Barwon Heads Rd Connewarre who states: *"I do not support in any way the lifting of the need for planning permits on any of the areas reclassified as Land subject to inundation or flood overlay. The areas identified around my property all regularly have water on them and are all areas of examples of unique salt marsh vegetation and they support many species of birdlife, frogs, insects, reptiles and more. They are part of the fringes of Ramsar Wetland and act as a buffer for and are essential to, the health and wellbeing of the Ramsar Wetland. Any development of any kind will be a backwards step and erode the protection of this vital and dynamic section of land. Tighter planning rules need to be applied and enforces... C339ggee is in direct opposition to the Distinctive Areas Landscape project and that seems very odd to me...."*
122. The Department of Transport (submitter 123) suggests *"that the proposed Schedules to the FO and LSIO note within the section on Decision Guidelines that proposed development does not increase the risk of damage to infrastructure managed by the Department of Transport (DoT) and its Agencies and that supporting conditions to this effect also be included within standard Permit conditions"*.

City Response:

123. The City is generally satisfied that the new permit exemptions proposed in the LSIO1 and FO2 schedules strike a balance between appropriately controlling buildings and works in the floodplain and not having onerous permit requirements.
124. Submitter 219 does raise valid concerns about the environmental sensitivity of areas that are covered by flooding overlays which can include Ramsar wetlands as is the case with Lake Connewarre. The City will discuss these concerns further with the Corangamite Catchment Management Authority and review the permit exemptions prior to a future panel hearing that may be convened to consider submissions to the Amendment.
125. The City does not support the changes to the LSIO and FO schedules requested by the Department of Transport (DoT). It is not necessary or appropriate to specify that infrastructure managed by DoT and its agencies is protected any more than other infrastructure. Where relevant these issues would be picked up in planning permit assessments without the need for reference in the FO and LSIO schedules which are to apply across the municipality.

Theme 13 - Government agency and traditional landowner submissions

126. Submissions were received from government agencies and the traditional landowners / registered aboriginal party (RAP) as follows:
- Department of Transport (submitter 123);
 - Melbourne Water (submitter 321);
 - Wadawurrung Traditional Owners Aboriginal Corporation (submitter 514); and
 - Corangamite Catchment Management Authority (submitter 561).
127. Department of Transport seeks additions to the LSIO and FO schedules as described earlier in this report.

128. The Wadawurrung Traditional Owners Aboriginal Corporation supports the Amendment. In its role as the RAP the Wadawurrung responds to each aspect of the Amendment including comments to the effect that application of the three overlays (FO1, LSIO1, LSIO2 and SBO) *“still means that the identified properties may be still affected by an ‘Area of Cultural Heritage Sensitivity’ overlay and that the provisions of the Aboriginal Heritage Act 2006, and its Regulations 2018, may be applicable for land uses and or development applications.”*
129. Melbourne Water is the floodplain authority for the part of Greater Geelong west of Avalon and states it: *“has no concerns with the amendment as proposed, and can now provide our in-principle support to the amendment as drafted. Melbourne Water does not wish to be party to any subsequent panel hearing that may proceed.”*
130. The Corangamite Catchment Management Authority is supportive of the Amendment saying *“C339ggee which will update the flood overlays in the Barwon River floodplain, Lara (Hovells Creek) floodplain and coastal storm surge floodplains to the most up to date, best available information. As the Floodplain Management Authority for the region, the Authority will continue to respond to referrals and advice using the most up to date, best available information. The amendment proposes to incorporate that information into the scheme”.*

City Response:

131. The City welcomes the supportive submissions and comments from the abovementioned organisations particularly those of the Wathaurong and the two floodplain managers - Melbourne Water and the CCMA which recognise the importance of this work to better recognise and update flooding information into the planning scheme.

Attachment 2 - Theme based summary of submissions to Amendment C339gee

Submitter					Flood Study				Planning Controls				Themes							
No.	Surname	First name	Suburb	Type	LARA	LOWER BROWN & MOORABOOL	LSIO2	Schedules	ZONES	FO1	LSIO1	SBO	1. No History of flooding	2. Drainage	3. Topography	4. Recent Development Works	5. Challenges Flood Modelling	6. Impact on insurance	7. Impact on property values	8. Complex needs investigation
1	Abbott	Christine	Lara	Objection	X							X	X						X	
2	Adams	Amber	Belmont	Objection		X				X							X			
3	Submitter	-	Lara	Objection	X							X						X	X	
4	Advanced Concrete and Construction	Marc Smith	Lara	Objection	X						X		X	X	X					
5	Submitter	-	Lara	Neutral	X							X								
6	Submitter	-	Lara	Objection	X							X		X				X		
7	Submitter		Melbourne	Neutral	X					X	X									
8	Submitter	-	Lara	Objection	X							X	X	X		X	X			
9	Anderson	Ron	Lara	Objection	X							X				X	X	X	X	
10	Submitter	-	Anakie	Objection	X					X	X				X					
11	Anic	Sue	Lara	Objection	X							X	X			X	X			
12	Submitter	-	Baulkham Hills	Objection	X							X				X	X			
13	Attard	Melissa-Jo	Lara	Objection	X												X	X	X	
14	Submitter	-	Laverton	Objection	X						X	X	X		X					
15	Auglo Pty Ltd	Matthew Bevan	Lara	Objection	X							X	X	X		X	X			
16	Avalon investments	David Hodge	South Melbourne	Objection	X					X	X		X							
17	Baars	Dione	Lara	Objection	X						X	X	X	X				X	X	
18	Baldasso	Stephanie	Lara	Objection	X							X	X				X			
19	Baldi	Tim	Lara	Objection	X							X					X		X	
20	Submitter	-	Lara	Objection	X							X	X							
21	Submitter	-	Lara	Objection	X								X			X				
22	Submitter	-	Lara	Objection	X							X			X					
23	Barrett	Henrica	Lara	Objection	X							X	X		X		X			
24	Submitter	-	Lara	Objection	X							X						X	X	
25	Submitter	-	Lara	Objection	X							X							X	
26	Submitter	-	Lara	Objection	X							X		X		X		X	X	
27	Submitter	-	Lara	Objection	X							X		X		X		X	X	
28	Bate	Clayton	Avalon	Objection	X								X			X			X	
29	Submitter	-	Lara	Objection	X														X	
30	Submitter	-	Lara	Objection	X						X	X					X		X	
31	Bedson	Tracey	Lara	Objection	X							X							X	
32	Bee	Anne	Lara	Objection	X							X	X	X		X	X	X	X	
33	Beekmans	Jacobus	Lara	Neutral	X				X		X	X				X	X	X	X	
34	Submitter	-	Lara	Objection	X							X		X		X			X	
35	Bell	David	Lara	Objection	X							X		X					X	
36	Submitter	-	Lara	Objection	X							X	X	X		X		X	X	
37	Submitter	-	Lara	Objection	X							X				X		X	X	
38	Benci	Christian	Lara	Objection	X							X	X				X	X	X	
39	Bennett	Lynda	Lara	Objection	X							X	X					X	X	
40	Bertram	Phil	Lara	Objection	X						X	X	X	X		X			X	
41	Bertram	Sandra	Lara	Objection	X						X	X	X	X		X		X	X	
42	Betancur Vasquez	Jaime Andres	Lara	Objection	X							X	X					X	X	
43	Submitter	-	Lara	Objection	X													X	X	
44	Beveridge Williams	Bernard Collins	Malvern	Objection	X*				X		X	X							X	
45	Bianchi	Daniel	Anakie	Objection	X						X		X	X						
46	Bilogrevic	Bernadette	Lara	Objection	X						X			X		X				

Attachment 2 - Theme based summary of submissions to Amendment C339gee

Submitter					Flood Study				Planning Controls				Themes							
No.	Surname	First name	Suburb	Type	LARA	LOWER BAROWN & MOORABOOL	LSIO2	Schedules	ZONES	FO1	LSIO1	SBO	1. No History of flooding	2. Drainage	3. Topography	4. Recent Development Works	5. Challenges Flood Modelling	6. Impact on insurance	7. Impact on property values	8. Complex needs investigation
47	Bird	Nigel	Lara	Objection	X						X		X	X				X	X	
48	Blair	Daryl	Lara	SUPPORTS	X				X		X									X
49	Submitter	-	Lara	SUPPORTS	X				X		X									
50	Blick	Katherine	Lara	Objection	X							X		X				X		
51	Submitter	-	Geelong	Objection		X				X	X						X			
52	Boothroyd	Jesse	Lara	Objection	X							X	X	X				X		
53	Boothroyd	Daniela	Lara	Objection	X							X	X	X				X		
54	Bourke	Sharon	Lara	Objection	X															
55	Bourke	Jodie	Lara	Objection	X							X	X	X						
56	Submitter	-	Lara	Objection	X							X					X			
57	Bouvier	Lynette	Lara	Objection	X													X	X	
58	Submitter	-	Lara	Objection	X							X	X	X	X		X	X	X	
59	Bradley	Aaron	Batesford	Objection		X				X								X	X	
60	Bradley	Justine	Batesford	Objection		X				X							X	X	X	
61	Brady	Karena	Lara	Objection	X								X	X		X		X	X	
62	Submitter	-	Lara	Objection	X							X	X	X	X	X	X			
63	Brailsford	Roy	Lara	Objection	X							X			X	X				
64	Brandt	Conrad	Fyansford	Objection		X				X			X		X			X	X	
65	Submitter	-	Little River? Lara	Objection	X							X	X		X	X	X	X	X	
66	Submitter	-		Objection	X					X	X		X				X			
67	Submitter	-	Lara	Objection	X								X		X		X			
68	Submitter	-	Lara	Objection	X							X	X			X		X	X	
69	Buckley	Greg	Lara	Objection	X							X	X		X					
70	Buratto	Fulvio	Lara	Objection	X							X						X	X	
71	Submitter	-	Lara	Objection	X							X					X			
72	Submitter	-	Lara	Objection	X							X	X	X	X					
73	Submitter	-	St Albans	Objection	X								X							
74	Cahir	Kay	Lara	Objection	X							X	X					X		
75	Calvert	Graeme & Christine	Lara	Objection	X					X	X		X				X			
76	Campbell	Tim and Margot	Lara	Objection	X									X			X			
77	Candy	Natalie	Lara	Objection	X									X		X				
78	Cardno TGM	Chris Marshall	Geelong	Objection		X										X				X
79	Submitter	-	Lara	Objection	X							X	X	X		X		X	X	
80	Submitter	-	Lara	Objection	X							X		X				X	X	
81	Carter	Rob	Lara	Objection	X							X	X			X		X	X	
82	Cassidy	Nicola	Lara	Objection	X							X	X	X		X		X	X	
83	Submitter	-	Lara	Objection	X							X				X				
84	Cattlin	Scott	Lara	Objection	X								X		X					
85	Cattlin	Janet	Lara	Objection	X								X		X					
86	Submitter	-	Charlemont	Objection		X				X	X				X	X				
87	Submitter	-	Lara	Objection	X							X	X		X		X	X	X	
88	Submitter	-	Lara	Objection	X							X	X				X	X	X	
89	Submitter	-	Lara	Objection	X							X								
90	Chapman	Jaime-Lee	Lara	Objection	X							X	X	X	X	X		X	X	
91	Charlesworth	John	Templestowe	Objection	X						X		X				X			X
92	Submitter	-	Lara	Objection	X					X	X				X	X				X
93	Chua	Lloyd	Lara	Objection	X							X			X		X			
94	Cicala	Kiara	Lara	Objection	X								X	X		X		X	X	

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Submitter					Flood Study				Planning Controls				Themes							
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95	Submitter	-	Lara	Objection	X							X	X				X			
96	Submitter	-	Lara	Objection	X							X	X				X			
97	Clark	Ben	Lara	Objection	X							X		X			X	X	X	
98	Submitter	-	Lara	Objection	X							X		X			X	X	X	
99	Clayton	Jody	Lara	Objection	X									X			X	X	X	
100	Clayton	Anne	Avalon	Objection	X								X	X						
101	Submitter	-	Lara	Objection	X							X			X		X			
102	Submitter	-	Lovely Bank	Objection	X								X	X	X	X				
103	Submitter	-	Lara	Objection	X							X		X		X				
104	Submitter	-	Belmont	Objection		X								X	X					
105	Collins	Elizabeth	Lara	Objection	X							X	X				X	X		
106	Submitter	-	Lara	Objection	X							X			X	X				
107	Connor	Stephen	Anakie	Objection	X					X	X		X	X			X			
108	Submitter	-	Lara	Objection	X							X	X	X		X		X	X	
109	Connor	Danielle	Lara	Objection	X								X		X					
110	Cook	Dane	Lara	Objection	X							X		X		X		X		
111	Cook	Elizabeth	Lara	Objection	X							X	X		X		X			
112	Correia	Helen	Lara	Objection	X						X		X	X	X		X			
113	Submitter	-	Lara	Objection	X							X		X		X			X	
114	Crane	Robert	Avalon	Objection	X						X		X	X						
115	Cummins	Elizabeth	Lara	Objection	X							X	X		X		X			
116	Dando	Amanda	Lara	Objection	X							X	X				X	X	X	
117	Submitter	-	Spotswood	Objection	X					X	X		X				X			X
118	Submitter	-	Lara	Objection	X								X	X			X			
119	Day	Graham and Lillian	Lara	Objection	X					X	X		X	X				X		
120	Submitter	-	Lara	Objection	X						X			X		X	X			
121	Dean	Leslie	Lara	Objection	X								X	X		X		X	X	
122	Delaney	Mary	Lara	Objection	X							X	X	X		X	X	X		
123	Department of Transport	Nikit Nain	Geelong	Objection			X													X
124	Devlin	Linda	Charlemont	Supports		X				X	X				X					
125	Dhawan	Puja	Lara	Objection	X						X									
126	Submitter	-	Lara	Objection	X							X					X			X
127	Submitter	-	Lara	Objection	X								X	X		X		X	X	
128	Dole	Paul & Donna	Lara	Objection	X							X	X			X	X	X	X	
129	Dominion Property Group	Richard Strates	Melbourne	Objection	X						X			X			X		X	X
130	Donaldson	Greg	Lara	Objection	X									X	X	X				
131	Douglas	Rhonda	Lara	Objection	X								X	X				X	X	
132	Submitter	-	Lara	Objection	X							X			X					
133	Submitter	-	Lara	Objection	X								X					X		
134	Submitter	-	LARA	Objection	X							X		X		X		X	X	
135	Dutson	Rachel & Neil	Lara	Objection	X							X	X	X		X				
136	Eastway	Tammy	Lara	Objection	X							X	X	X		X		X	X	
137	Eddy	Deborah	Lara	Objection	X						X				X					
138	Edge	William	Batesford	Objection		X				X	X					X		X	X	X
139	Edge	Ann	Batesford	Objection		X				X	X				X	X		X	X	X

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140	Submitter	-	Werribee	Objection	X						X		X	X	X					
141	Submitter	-	Lar	Objection	X							X		X		X				
142	Elliott	Tara	Lara	Objection	X							X				X			X	
143	Submitter	-	Lara	Objection	X							X	X	X				X	X	
144	Endrei	Vicki	Lara	Objection	X							X	X							
145	Esteves	Maria	Corio	Objection	X					X	X					X				
146	Esteves	Lucinda	Lara	Objection	X							X	X	X		X	X	X	X	
147	Submitter	-	St Albans Park	Objection		X				X	X				X					X
148	Fagliarone	Mathew	Lara	Objection	X							X	X	X	X			X	X	
149	Submitter	-	Avalon	Objection	X							X		X						
150	Submitter	-	Lara	Objection	X							X		X						
151	Submitter	-	Avalon	Objection	X							X	X	X						
152	Submitter	-	Geelong	Objection		X				X	X		X		X	X		X	X	
153	Submitter	-	Lara	Objection	X								X	X			X			
154	FibreFab	Anthony Hill	LARA	Supports	X							X		X						
155	Filippi	Verdiana	Fawkner	Objection	X							X		X	X			X	X	
156	Fiorillo	Kristie	Lara	Objection	X							X	X	X	X	X	X	X	X	
157	Fisher	Martin	Lara	Objection	X							X		X	X	X	X	X	X	
158	Flack	Candice	Lara	Objection	X							X	X	X		X				
159	Flanagan	Robert	Lara	Objection	X							X					X	X	X	
160	Foks	Elizabeth	Lara	Objection	X							X	X	X				X	X	
161	Submitter	-	Lara	Objection	X							X	X							
162	Foreman	Maryanne	Lara	Objection	X							X	X		X	X		X	X	
163	Submitter	-	Lovely Banks	Objection	X					X	X		X				X			
164	Free	Justin	Lara	Objection	X							X								X
165	Submitter	-	Lara	Objection	X								X			X		X	X	
166	Friars	Mick	Lara	Objection	X								X				X			
167	Fulton & Thompson	Barry & Judith Fulton and John & Barbara Thompson	Lara	Objection	X							X	X	X	X	X	X			X
168	Submitter	-	Lara	Objection	X					X	X		X				X		X	
169	Submitter	-	Lara	Objection	X							X	X	X		X	X	X	X	
170	Gauci	Sam	Lara	Objection	X							X							X	
171	Submitter	-	Lara	Objection	X					X	X	X								
172	Geelong Grammar School	Bronwen Charleson	Corio	Objection	X					X	X									
173	Georgievski	Dita	Lara	Objection	X						X			X		X		X	X	
174	Gieschen	Danielle	Lara	Objection	X							X	X	X	X	X	X	X	X	
175	Submitter	-	Lara	Objection	X							X					X	X		
176	Giles	Desmond	Lara	Objection	X							X		X						
177	Submitter	-	Anakie	Objection	X					X	X			X	X	X	X			X
178	Submitter	-	Lara Lake	Objection	X							X					X	X		
179	Gilmore	Kerry	Lara	Objection	X							X				X	X	X	X	X
180	Giurfo	Catriona	Lara	Objection	X						X		X		X					
181	Godfrey	Bryan	Lara	Objection	X							X		X	X	X				
182	Submitter	-	Lara	Objection	X							X		X		X				
183	Submitter	-	Lara	Objection	X							X	X	X		X	X	X	X	
184	Submitter	-	Lara	Objection	X						X			X	X		X	X		X

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185	Green	Kevin	Lara	Objection	X							X	X	X		X		X	X	
186	Grellet	Martina	Lara	Objection	X							X	X	X			X			
187	Greville	Marcus	Batesford	Objection		X				X	X				X		X	X	X	
188	Submitter	-	Lara	Objection	X							X		X		X		X		
189	Submitter	-	Mount Duneed	Objection		X														
190	Griffiths	Meg	Mt Duneed	Objection		X													X	
191	Submitter	-	Lara	Objection	X							X						X	X	
192	Grzybek	Kylie and Paul	Lara	Objection	X							X		X		X				
193	Gunasekaran	Mythili	Lara	Objection	X							X		X						X
194	Submitter	-	Lara	Objection	X							X	X	X		X		X	X	X
195	Habib	Stephen	Lara	Objection	X							X		X		X		X	X	
196	Submitter	-	Lara	Objection	X							X					X	X	X	
197	Halford	Gordon	Lara	Objection	X							X	X		X		X			
198	Submitter	-	Lara	Objection	X							X				X	X			X
199	Hamilton	Bridie	Lara	Objection	X							X	X	X				X	X	
200	Hardwick	Leanne	Lara	Objection	X							X	X					X		
201	Hardy	Rosalind	Lara Lake	Objection	X							X		X		X	X	X	X	
202	Submitter	-	Charlemont	Objection		X				X	X					X				
203	Submitter	-	Lara	Objection	X							X	X							
204	Submitter	-	Lara	Objection	X							X								
205	Harvey	Seth	Norlane	Objection	X					X	X					X				
206	Submitter	-	Lara	Objection	X							X						X	X	
207	Submitter	-	Lara	Objection	X							X			X		X			
208	Submitter	-	Lara	Objection	X							X			X		X	X		
209	Hayman	Lisa	Lara	Objection	X							X	X				X			
210	Submitter	-	Lara	Objection	X							X								
211	Henderson	Craig	Lara	Objection	X							X	X		X		X		X	
212	Henderson	Rosemary	Lara	Objection	X							X	X		X					
213	Submitter	-	Lara	Objection	X							X								X
214	Submitter	-	Bell Park	Objection														X	X	
215	Submitter	-	LARA	Objection	X							X	X	X		X		X	X	
216	Hoareau	Marianne	Longford	Objection	X							X		X			X	X		X
217	Submitter	-	Brunswick East	Acceptance	X															
218	Submitter	-	Lara	Objection	X							X		X				X	X	
219	Submitter	-	Connemara	Objection			X			X	X									X
220	Hoe	Kelly	Lara	Objection	X							X	X	X	X	X		X	X	
221	Hogan	Virginia	Lara	Objection	X							X	X		X		X	X	X	
222	Hogan	Elisha	Lara	Objection	X							X	X	X	X			X	X	
223	Holden	Meg	Lara	Objection	X							X	X	X	X			X	X	
224	Holden	Andrew	Lara	Objection	X							X	X	X				X	X	
225	Submitter	-	Lara	Objection	X							X								X
226	Holland	James	Robinvale	Objection	X							X		X		X				X
227	Hollingsworth	Frank	Barwon Heads	Objection			X				X		X				X			
228	Holt	Mary Ann and Tim	Winchelsea	Objection	X					X	X			X	X					X
229	Submitter	-	Lara	Objection	X					X	X						X			X
230	Hora	Yvonne	Lara	Objection	X					X						X	X	X	X	X
231	Horvat	Rudy	Lara	Objection	X							X	X	X		X				

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232	Submitter	-	Lara	Objection	X							X	X	X	X	X	X	X		
233	Houston	Scott	Lara	Objection	X							X			X	X	X			X
234	Submitter	-	Lara	Objection	X							X								
235	Submitter	-	Lara	Objection	X													X	X	
236	Submitter	-	Lara	Objection	X							X	X	X		X		X	X	
237	Submitter	-	Lara	Objection	X							X	X	X		X		X	X	
238	Hunter	Elizabeth	Lara	Objection	X							X	X		X		X			
239	Hutchings	Jason	Lara	Objection	X							X		X	X		X	X	X	
240	Hyder	Barry	Lara	Objection	X							X	X	X		X	X	X	X	
241	Iliopoulos	Ashlee	Lara	Objection	X							X	X	X		X		X	X	
242	Submitter	-	Lara	Objection	X							X	X				X			
243	Submitter	-	Lara	Objection	X							X	X						X	
244	James	Emma	Lara	Objection	X							X	X					X	X	
245	Jeffery	Paul	Lara	Objection	X							X	X							
246	Jeffery	Donna	Lara	Objection	X							X	X	X		X		X		
247	Jelbart	David	Lara	Objection	X							X		X						
248	Submitter	-	Lara	Objection	X							X	X	X		X				
249	Jewell	Ben	Lara	Objection	X							X	X	X		X		X		
250	Submitter	-	Lara	Objection	X							X		X				X	X	
251	Johns	Malcolm	Waurm Ponds	Objection		X				X	X		X						X	
252	Submitter	-	Charlemont	Acceptance		X				X	X									
253	Submitter	-	Seabrook	Objection	X											X	X			
254	Submitter	-	Lara	Objection	X						X				X		X			
255	Kaulgud	Navneet	Lara	Objection	X						X		X					X	X	
256	Submitter	-	LARA	Objection	X							X			X	X				
257	Submitter	-	Lara	Objection	X							X	X				X			
258	Submitter	-	Lara	Objection	X					X	X									X
259	Kennedy	Renee and Declan	Lara	Objection	X							X		X				X	X	
260	Khallouf	Alex	Lara	Objection	X											X		X	X	
261	Kieser	Hugh Degaris	Lara	Objection	X							X		X						X
262	Submitter	-	Lara	Objection	X							X					X			X
263	Kitanoski	Morgan	Lara	Objection	X						X									X
264	Knabel	Darren	Lara	Objection	X							X		X		X				
265	Knight	Catherine	Belmont	Objection		X				X	X			X						X
266	Konstadinopoulos	Vasilios and Tasia	Hamlyn Heights	Objection		X														
267	Konstadinopoulos	Chris	Lara	Objection	X									X				X	X	
268	Kruger	Mitchell	Lara	Objection	X							X		X		X		X	X	
269	KVA Design	Kane and Denise Airey	Fyansford	Objection		X				X	X			X		X				
270	Submitter	-	Manifold Heights	Objection	X							X	X							
271	Submitter	-	Lara	Objection	X							X	X		X					
272	Lee	Jen	Lara	Objection	X							X	X	X				X	X	
273	Lendlease	Stuart Ikin	Lara	Objection	X						X									
274	Lewis	Hayden	Lara	Objection	X							X								
275	Submitter	-	Lara	Objection	X							X				X	X			
276	Submitter	-	Lara	Objection	X									X		X		X	X	
277	Lin	Wei	Blackburn	Objection							X								X	
278	Lovadina	Nick	Lara	Objection	X							X		X	X		X			

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279	Little Lambs Playgroup	Lara Bevan	Lara	Objection	X						X	X		X		X			X	X
280	Lordanic	Thomas	Lara	Objection	X							X		X						
281	Submitter	-	Ceres	Objection	X							X	X					X	X	
282	Submitter	-	Lara	Objection	X							X				X		X	X	
283	Submitter	-	Burnley	SUPPORTS	X															X
284	Submitter	-	Lara	Objection	X							X	X							
285	Luttrell Thinking P/L	Darryl Luttrell	Lara	Objection	X							X	X				X			
286	MAB Corporation	Matthew Planner	Melbourne	Objection	X					X	X						X			X
287	Submitter	-	Lara	Objection	X							X		X	X	X				X
288	Maczyszyn	Andre	Lara	Objection	X							X		X	X	X		X	X	X
289	Maguire	Glenn	Lara	Objection	X							X		X	X					X
290	Submitter	-	Lara	Objection	X							X		X		X				
291	Malesza	Edward	Lara	Objection	X							X	X	X						
292	Submitter	-	Lara	Objection	X							X			X					X
293	Marinoff	Anthony	Lara	Objection	X															
294	Submitter	-	Lara	Objection	X					X	X								X	
295	Markovski	Martin	Lara	Objection	X						X					X			X	
296	Marshall	Chris	Geelong	Objection	X							X				X				X
297	Submitter	-	South Melbourne	Objection	X					X	X	X				X				X
298	Martin	John	Lara	SUPPORTS	X				X						X					X
299	Matthews	Brian and Sarah	Anakie Vic	Objection	X						X				X		X			X
300	Matthews	Catherine	Lara	Support	X							X	X	X		X	X			X
301	Maxwell C/- Context Planning Pty Ltd	Nathan Maxwell & Harley Maxwell	Torquay	Support	X							X								X
302	Mazzonetto	Di	Lara	Objection	X							X						X	X	
303	McCann	Gregor	Ceres	Objection		X				X	X									
304	McCarthy	Sandra & Paul	Lara	Objection	X					X	X		X		X		X			
305	McConachy	Tracey	Lara	Objection	X							X	X	X		X	X	X	X	
306	McConnell	Wayne	Hamlyn Heights	Objection	X							X	X	X				X	X	
307	McConnell	John	Lara	Objection	X							X	X	X				X		
308	McEvoy	Karina	Lara	Objection	X					X	X			X			X	X		X
309	McEvoy	Adrian	Lara	Objection	X					X	X		X	X		X	X	X		
310	Submitter	-	Lara	Objection	X							X	X	X		X		X	X	
311	Submitter	-	Lara	Objection	X							X	X					X	X	
312	McKane	Elisa	Lara	Objection	X							X	X					X		
313	Submitter	-	Lara	Objection	X							X	X					X	X	
314	Mckiernan	Donna	Lara	Objection	X							X	X			X	X			
315	Submitter	-	Lara	Objection	X							X	X	X	X		X		X	
316	Submitter	-	Lara	Objection	X							X								
317	Submitter	-	Lara	Objection	X							X	X							
318	Submitter	-	Lara	Objection	X							X	X	X	X	X	X			
319	Submitter	-	Lara	Objection	X							X	X					X		
320	Submitter	-	Lara	Objection	X							X		X						
321	Melbourne Water	-	Melbourne	Support																X
322	Submitter	-	Lara	Objection	X							X	X			X	X	X	X	X

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323	Submitter	-	Lara	Objection	X							X	X							
324	Middleton	Darren	Lara	Objection	X							X	X							
325	Submitter	-	Lara	Objection	X							X	X			X			X	
326	Submitter	-	Lara	Objection	X							X	X		X			X	X	
327	Mitchell	Celeste	Lara	Objection	X						X		X			X	X	X	X	
328	Mladenovic	Dragan	Hoppers Crossing	Objection	X								X			X	X		X	X
329	Molenaar	Mitchel	Lara	Objection	X							X	X							
330	Montgomery	Toby	Lara	Objection	X							X				X	X			X
331	Moore	Julie	Lara	Objection	X							X			X	X				X
332	Moore	Laurence	Batesford	Objection		X				X	X							X	X	
333	Moresco	Marcelle	Lara	Objection	X							X	X	X		X		X	X	
334	Submitter	-	Lara	Objection	X							X								X
335	Muir	Jodi	Lara	Objection	X													X	X	
336	Submitter	-	Lara	Objection	X							X	X	X	X	X	X			
337	Submitter	-	Lara	Objection	X							X	X	X		X		X	X	
338	Mummery	Rebecca	Lara	Objection	X							X	X	X		X		X	X	
339	Murphy	Kieran	Lara	Objection	X							X		X				X	X	
340	Murray	Mary	Lara	Objection	X							X		X						
341	Myles	Cameron	Point Cook	Objection	X											X			X	
342	Submitter	-	Lara	Objection	X							X		X						
343	Submitter	-	Lara	Objection	X						X		X							
344	Nautiyal	Ashwani	Lara	Objection	X						X									
345	Submitter	-	Charlemont	Comment		X				X	X									
346	Neale	Jacque	Lara	Objection	X							X						X	X	
347	Submitter	-	Lara	Objection	X						X		X							
348	Newcombe	Rebecca	Lara	Objection	X						X		X	X				X	X	
349	Submitter	-	Lara	Objection	X							X	X							
350	Nguyen	Henry	Point Cook	Comment																
351	Submitter	-	Lara	Objection	X							X	X							
352	Nichols	Grant	Lara	Objection	X							X					X	X	X	
353	Nielson	Narelle	Lara	Objection	X							X	X	X		X		X	X	
354	Nieuwenhuis	Jamie & Marianne	Lara	Objection	X							X	X		X	X		X	X	
355	Submitter	-	Batesford	Objection		X				X	X								X	
356	Submitter	-	Lara	Objection	X							X				X				X
357	Norman	Maddy	Lara	Comment	X							X								
358	NovoPlanning Pty Ltd	Kirsten Kilpatrick	Newtown	Objection		X														X
359	O'Connor	Anissa	Lara	Objection	X							X		X		X		X	X	
360	Submitter	-	Lara	Objection	X								X	X		X				
361	Submitter	-	Lara	Objection	X							X		X	X	X		X		
362	Submitter	-	Lara	Objection	X							X		X						
363	O'Halloran	Chris	Lara	Objection	X															
364	Ollis	Judy	Batesford	Objection		X							X					X		
365	Submitter	-	Lara	Objection	X							X	X		X					X
366	Submitter	-	Lara	Objection	X						X		X					X	X	
367	Paatsch	Maria	Lara	Objection	X							X			X		X			X
368	Palmer	Alistair	Belmont	Objection		X				X	X				X	X	X			X
369	Submitter	-	Point Lonsdale	Objection			X													
370	Park	Anne-Marie	Lara	Objection	X									X	X		X			

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Submitter					Flood Study				Planning Controls				Themes							
No.	Surname	First name	Suburb	Type	LARA	LOWER BAROWN & MOORABOOL	LSIO2	Schedules	ZONES	FO1	LSIO1	SBO	1. No History of flooding	2. Drainage	3. Topography	4. Recent Development Works	5. Challenges Flood Modelling	6. Impact on insurance	7. Impact on property values	8. Complex needs investigation
371	Submitter	-	Lara	Objection	X							X	X	X		X			X	X
372	Parrot	Jennifer	Belmont	Objection		X					X									
373	Submitter	-	Lara	Objection	X							X	X	X						
374	Submitter	-	Lara	Objection	X							X	X							
375	Paterson	Christine	Lara	Objection	X							X	X							
376	Submitter	-	Lara	Objection	X								X							
377	Submitter	-	Lara	Objection	X						X			X						
378	Submitter	-	Lara	Objection	X											X				
379	Submitter	-	Lara	Objection	X							X				X		X	X	
380	Submitter	-	Lara	Objection	X						X	X		X		X				
381	Peters	Emma	Lara	Objection	X							X	X	X		X		X	X	
382	Submitter	-	Lara	Objection	X							X	X		X		X			
383	Submitter	-	Little River	Objection	X					X	X									
384	Submitter	-	Little River	Objection	X					X	X						X			
385	Phelps	John	Lara	Objection	X						X	X			X	X	X			X
386	Pivot Homes	Austin Swain	Torquay	Objection				X												
387	Pocock	Anthony	Lara	Objection	X							X	X		X			X	X	
388	Submitter	-	Lara	Objection	X							X	X	X		X				
389	Submitter	-	Lara	Objection	X							X	X					X		
390	Posilovic	Frank	Lara	Objection	X							X	X		X					X
391	Submitter	-	Lara	Objection	X							X	X	X	X			X	X	
392	Submitter	-	Lara	Objection	X							X	X	X		X		X	X	
393	Submitter	-	Lara	Objection	X															
394	Submitter	-	Lara	Objection	X						X		X							
395	Submitter	-	Lara	Objection	X								X				X			
396	Submitter	-	Lara	Objection	X					X	X						X			
397	Submitter	-	Bell Park	Objection	X								X	X	X	X				X
398	Randall	Rod	Lara	Objection	X												X			
399	Rankin	Bradley	Lara	Objection	X							X		X						
400	Submitter	-	Lara	Objection	X									X		X		X		
401	Rea	Gill	Lara	Objection	X							X	X		X	X	X	X	X	
402	Reader	Geoff	LARA	Objection	X							X	X	X	X	X				
403	Rees	Daniel	Lara	Objection	X								X		X	X				
404	Rees	Patricia	Lara	Objection	X							X	X		X					
405	Submitter	-	Lara	Objection	X							X		X	X		X			X
406	Submitter	-	Lara	Objection	X							X	X	X		X		X	X	
407	Ridgeway	Tina	Lara	Objection	X							X		X	X			X	X	
408	Submitter	-	Lara	Objection	X								X	X	X			X	X	X
409	Submitter	-	Lara	Objection	X							X	X		X			X		
410	Submitter	-	Wandana Heights	Objection	X							X			X		X			X
411	Roberts	Jason	Lara	Objection	X							X	X	X		X		X		
412	Roberts	Graeme Rosemary	Lara	Objection	X							X			X			X	X	
413	Submitter	-	Lara	Objection	X							X	X	X						
414	Robins	Jeanette	Lara	Objection	X							X	X		X			X	X	
415	Submitter	-	Lara	Objection	X							X	X		X	X		X	X	
416	Rock	Gerry	Lara	Objection	X							X	X					X		
417	Rogan	Debbie	Lara	Objection	X						X	X			X					X

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418	Submitter	-	Norlane	Objection				X			X			X		X				
419	Roseburgh	Alasdair	Newtown	Objection	X							X		X		X	X			X
420	Ross	Olivia	Lara	Objection	X							X					X			X
421	Roughley	Kellie	Lara	Objection	X							X					X		X	
422	Submitter	-	Lara	Objection	X							X		X	X	X	X	X	X	
423	Submitter	-	Lara	Objection	X								X		X			X	X	
424	Rutherford	David	Lara	Objection	X							X						X		
425	Submitter	-	Lara	Objection	X							X	X							
426	Submitter	-	Lara	Objection	X							X			X			X		
427	Salcombe	Jennifer	Lara	Objection	X							X		X				X		
428	Sammy	Andrew	Lara	Objection	X							X		X	X		X			X
429	Submitter	-	Lara	Objection	X							X	X	X		X		X	X	
430	Sanders	Marty	Lara	Objection	X							X	X	X	X	X	X			X
431	Sandford	Daryl	Lara	Objection	X							X		X						
432	Sang	Leoni	Lara	Objection	X								X	X		X				
433	Submitter	-	Lara	Objection	X							X		X		X				
434	Sawyer	David	Fyansford	Objection		X				X	X						X	X	X	
435	Sawyer	Jackie	Lara	Objection	X							X	X		X	X		X	X	X
436	Scacco	Sam and Helen	Lara	Objection	X							X	X					X	X	
437	Submitter	-	Lara	Objection	X								X	X				X	X	
438	Submitter	-	Lara	Objection	X									X						
439	Submitter	-	Lara	Objection	X					X	X		X	X	X		X		X	
440	Schulz	Colin & Lorraine	Fyansford	Objection		X				X					X		X	X		
441	Scott	Gaye	Lara	Objection	X							X		X						
442	Submitter	-	Freshwater Creek	Objection				X		X					X	X	X			X
443	Sedgman	Lauren	Anakie	Objection	X						X			X	X		X		X	X
444	Submitter	-	Lara	Objection	X							X		X	X		X			
445	Seguna	Michelle	Lara	Objection	X							X	X	X				X	X	
446	Submitter	-	Lara	Objection	X							X					X	X		
447	Severyn	Luke	Lara	Objection	X															
448	Sharma	Lily	Lara	Objection	X					X						X				X
449	Sharma	Anil	Lara	Objection	X					X						X				X
450	Submitter	-	Lara	Objection	X								X	X				X	X	
451	Shewan	Darren	Lara	Objection	X								X		X					
452	Submitter	-	Batesford	Objection		X					X				X					
453	Silaev	Rubylea	Lara	Objection	X							X	X	X		X				
454	Sims	Justin	Lara	Objection	X							X	X			X				
455	Sincock Planning	Paul & Russell Malishev	Geelong	Objection		X				X	X				X	X				X
456	Singh	Rup	Lara	Objection	X							X	X	X		X	X			
457	Submitter	-	Pascoe Vale South	Objection	X						X					X				X
458	Submitter	-	Lara	Objection	X							X		X			X	X	X	
459	Smith	Shawny	Lara	Objection	X							X		X						
460	Submitter	-	Lara	Objection	X								X							
461	Snow	Garry	Rippleside	Comment	X						X									
462	Spalding	John	Lara	Objection	X					X	X			X	X	X				X
463	Submitter	-	Lara	Objection	X									X		X				X

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Submitter					Flood Study				Planning Controls				Themes								
					LARA	LOWER BAROWN & MOORABOOL	LSIO2	Schedules	ZONES	FO1	LSIO1	SBO	1. No History of flooding	2. Drainage	3. Topography	4. Recent Development Works	5. Challenges	Flood Modelling	6. Impact on insurance	7. Impact on property values	8. Complex needs investigation
No.	Surname	First name	Suburb	Type																	
464	Submitter	-	Lara	Objection	X							X	X	X	X	X		X	X		
465	Submitter	-	Lara	Objection	X							X		X		X		X	X		
466	Spalding	Aaron	Lara	Objection	X							X				X					
467	Spice	Gary	Lara	Objection	X							X	X	X		X		X	X		
468	Spiire	Roger Munn	Geelong	Objection	X											X				X	
469	Submitter	-	Queenscliff	Objection				X							X		X				
470	Stanger	Kelly	Lara	Objection	X							X			X	X					
471	State Library Victoria	Phil Beckwith	Lara	Objection	X							X	X	X							
472	Submitter	-	Lara	Objection	X																
473	Stewart	Jarron	Anakie	Objection	X					X	X		X								X
474	Stojic	Nenad	Lara	Objection	X							X		X	X	X	X				X
475	Submitter	-	Lara	Objection	X						X				X	X	X				X
476	Strickland	John	Lara	Objection	X							X		X		X	X		X	X	
477	Submitter	-	Lara	Objection	X							X	X						X	X	
478	Submitter	-	Lara	Objection	X							X									
479	Submitter	-	Brighton	Objection	X					X	X		X		X					X	X
480	Tandon	Ankit	Point Cook	Objection	X					X	X				X					X	
481	Tattersall	Melanie	Lara	Objection	X							X	X	X		X					
482	Taylor	Jeff	Lara	Comment	X																
483	Taylor	Jo	Newtown	Comment		X					X										
484	Taylor	Andrew	Lara	Objection	X						X	X		X	X	X	X				X
485	Submitter	-	Lara	Objection	X							X		X							
486	Submitter	-	Lara	Objection	X							X		X	X				X	X	
487	Teo	Elena	Lara	Objection	X							X			X						
488	Submitter	-	Avondale Heights	Objection											X						
489	Submitter	-	Lara	Objection	X							X			X						
490	Submitter	-	Lara	Objection	X							X	X	X							
491	Thompson	Peter and Linda	Lara	Objection	X							X	X						X	X	
492	Submitter	-	Newtown	Comment		X				X											X
493	Submitter	-	Lara	Objection	X								X		X				X		
494	Timms	Darren	Lara	Objection	X							X	X	X					X	X	
495	Submitter	-		Objection	X														X	X	
496	Submitter	-	Lara	Objection	X							X	X	X		X					
497	Submitter	-	Lara	Objection	X							X	X	X		X					
498	Submitter	-	Lara	Objection	X							X									
499	Submitter	-	Lara	Objection	X							X	X	X							
500	Trotter	Justin	Lara	Objection	X							X	X	X		X			X	X	
501	Submitter	-	Lara	Comment	X																
502	Submitter	-	Little River	Objection	X					X	X		X		X						X
503	Turek	Mary	Lara	Support	X				X	X	X										
504	Turner	Matthew	Lara	Objection	X							X	X	X		X		X	X	X	
505	Submitter	-	Little River	Objection	X						X								X		
506	Uebergang	Vicki	Lara	Objection	X							X	X	X		X			X	X	
507	Submitter	-	Lara	Objection	X							X	X			X			X	X	
508	Submitter	-	Lara	Objection	X							X	X								
509	Submitter	-	Lara	Objection	X							X	X								
510	Submitter	-	Taylors Lakes	Objection	X					X	X										X

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511	Vanvitelli	Lawrence	Anakie	Objection	X						X		X	X	X					X
512	Vaughan	Claire	LARA	Objection	X							X	X	X		X		X	X	
513	Submitter	-	Altona Meadows	Objection	X							X	X							X
514	Wadawurrung	Dr David S Jones	Geelong	Support																X
515	Wang	Jinfeng	Charlemont	Support		X				X	X		X			X				
516	Warner	Michael	Lara	Objection	X									X		X				
517	Watson	Gary	Lara	Objection	X												X			
518	Submitter	-	Lara	Objection	X							X				X		X	X	
519	Way	Denise	Lara	Objection	X							X		X		X	X	X		
520	Welch	Patricia	Lara	Objection	X							X	X							
521	Wembridge	Robert	Lara	Objection	X								X	X	X					
522	Wheeler	Steven	Lara	Objection	X								X		X					
523	Submitter	-	Lara	Objection	X							X	X					X	X	
524	Submitter	-	Lara	Objection	X							X								
525	Wight	Allison	Lara	Objection	X							X	X		X					
526	Wilby	Danielle	Lara	Comment	X							X								
527	Wild	Jeremy	Lara	Objection	X							X			X					
528	Wilkie	Rhonda	Lara	Objection	X							X					X			
529	Submitter	-	Lara	Objection	X							X	X	X				X	X	
530	Submitter	-	Lara	Objection	X							X	X	X	X					
531	Williams	Malcolm & Nicolette	Avalon	Objection	X							X	X	X	X					X
532	Submitter	-	Lara	Objection	X								X					X		
533	Submitter	-	Lara	Objection	X							X		X						
534	Submitter	-	Lara	Objection	X							X			X					
535	Williams	Emma	Lara	Objection	X							X	X	X						
536	Williamson	Greg	Lara	Comment	X							X								
537	Wilson	Ricky	Batesford	Objection		X				X	X		X	X						
538	Wilson	Angela	Batesford	Objection		X				X	X							X	X	
539	Wilson	Marah	Lara	Objection	X							X	X							
540	Wilson	kate	Lara	Objection	X							X	X	X	X	X		X	X	X
541	Wilson	Dale	Lara	Objection	X							X			X		X			
542	Wingad	Leanne	Lara	Objection	X							X					X	X	X	
543	Winkler	John	Lara	Objection	X							X								
544	Submitter	-	Inverleigh	Objection		X														
545	Submitter	-	Lara	Objection	X							X	X	X	X	X	X	X	X	
546	Submitter	-	Lara	Objection	X								X	X	X	X	X	X	X	
547	Submitter	-	Lara	Objection	X							X	X	X	X	X	X	X	X	
548	Submitter	-	Lara	Objection	X							X	X	X						X
549	Wong	Stuart	Highton	Objection																
550	Submitter	-	Lara	Objection	X							X	X		X	X		X	X	
551	Submitter	-	Lara	Objection	X						X	X	X	X		X				
552	Submitter	-	Lara	Objection	X					X				X		X		X		X
553	Woods	Suzanne	Lara	Objection	X							X		X						
554	Woods	Paul	Lara	Objection	X							X		X	X		X	X	X	
555	Woolcock	Rob	Lara	Objection	X							X					X			
556	Submitter	-	Lara	Objection	X							X				X				
557	Wright	John	Lara	Objection	X							X	X		X	X		X		
558	Submitter	-	Lara	Objection	X							X		X						

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559	Submitter	-	Lara	Objection	X					X	X	X	X							
560	Harlock Jackson	Virginia Jackson	Glenferrie South	Objection	X				X		X									X
561	Corangamite Catchment Management Authority	Dr. Geoff Taylor	Colac	Support																