

PART B PANEL SUBMISSION



GREATER GEELONG PLANNING SCHEME AMENDMENT C339ggee Part 2

Flood Studies Implementation - Lower Barwon and Moorabool Rivers and Bellarine Peninsula Coastal Hazard

Part B Submission to the Independent Panel

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16 June 2023

CONTENTS

A. INTRODUCTION	3
A.1 OVERVIEW.....	3
A.2 SUMMARY OF COUNCIL'S POSITION	4
B. BACKGROUND	5
B.1 FLOOD RISK MANAGEMENT STUDY – LOWER BARWON & LOWER MOORABOOL RIVERS.....	5
B.2 BELLARINE PENINSULA CORIO BAY LOCAL COASTAL HAZARD ASSESSMENT	6
AMENDMENT C394 GGEE.....	7
C. RESPONSE TO SUBMISSIONS AND EVIDENCE	10
C.1 KEY THEMES / ISSUES RAISED IN SUBMISSIONS AND RESPONSE	10
THEME 1 - NO HISTORY OF FLOODING.....	10
THEME 2 - NEED FOR IMPROVED DRAINAGE INFRASTRUCTURE	11
THEME 3 - LAND NOT CONSIDERED FLOOD PRONE DUE TO TYPOGRAPHY.....	11
THEME 4 - RECENT DEVELOPMENT WORKS / NEW HOUSING ESTATES.....	12
THEME 5 - CHALLENGES TO VALIDITY OF FLOOD MODELLING	12
THEME 6 - IMPACT ON HOUSE/PROPERTY INSURANCE	13
THEME 7 - IMPACT ON PROPERTY VALUES	13
THEME 8 – COMPLEX OR SITE-SPECIFIC SUBMISSIONS.....	14
THEME 9 - LSIO2 – COASTAL INUNDATION	14
THEME 10 - NEW SCHEDULES FOR LSIO1 AND FO1.....	14
THEME 11 – GOVERNMENT AGENCY AND TRADITIONAL LANDOWNER SUBMISSIONS.....	15
C.2 FURTHER REVIEW AND RESPONSE TO INDIVIDUAL SUBMISSIONS	16
C.3 RESPONSE TO EXPERT EVIDENCE.....	17
D. FINAL POSITION ON THE AMENDMENT.....	18
D.1 OVERLAY SCHEDULES.....	18
D.2 OVERLAY MAPS	18
E. CONCLUSION	18
APPENDICES	20
APPENDIX 1 – INDIVIDUAL SUBMISSIONS REVIEW & RESPONSE C339GGEEPT2 ..	21
APPENDIX 2 – PROPERTIES TO BE REMOVED FROM EXHIBITED OVERLAY MAPS22	
APPENDIX 3 – FINAL LSIO1 & FO1 SCHEDULES (PANEL HEARING VERSION)	25
APPENDIX 4 – FINAL LSIO1, LSIO2 & FO1 MAPS (PANEL HEARING VERSION).....	26
APPENDIX 5 – FINAL DELETE LSIO & FO MAPS (PANEL HEARING VERSION).....	27

A. INTRODUCTION

1. This submission has been prepared by the Planning Authority, the City of Greater Geelong, for Amendment C339ggee Part 2 (“the Amendment”). This submission responds to the 12 May 2023 Panel Direction, which requires a Part B submission that provides:
 - *its response to submissions and evidence*
 - *its final position on the Amendment*
2. This Part B submission also includes some further background and explanation of the material supporting the amendment in addition to the background in the Part A submission.

A.1 OVERVIEW

3. The main purpose of the Amendment is to implement the following two flood studies by updating planning scheme overlay maps:
 - *Flood Risk Management Study – Lower Barwon River and Lower Moorabool River (March 2019)*
 - *Part of the Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment (Dec 2015)* – only the remaining areas around Lake Connewarre and the Barwon River Estuary not already implemented by Amendment C394ggee.
4. The revised overlay mapping will help ensure that any significant buildings and works constructed in areas identified as flood prone consider future flooding and associated risks.
5. 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.
6. The flood studies were prepared by expert engineers and scientists and involved extensive research, mapping, analysis, scenario modelling and public consultation.
7. The *Flood Risk Management Study – Lower Barwon River and Lower Moorabool River (March 2019)* was prepared by Water Technology – Water, Coastal & Environmental Consultants being a joint project of the Corangamite Catchment Management Authority and the City of Greater Geelong.
8. The *Bellarine Peninsula – Corio Bay Local Coastal Hazard Assessment (Dec 2015)* was prepared by Cardno on behalf of City of Greater Geelong, the former Department of Sustainability and Environment, the Corangamite Catchment Management Authority, the former Department of Planning and Community Development and the Borough of Queenscliffe.

A.2 SUMMARY OF COUNCIL'S POSITION

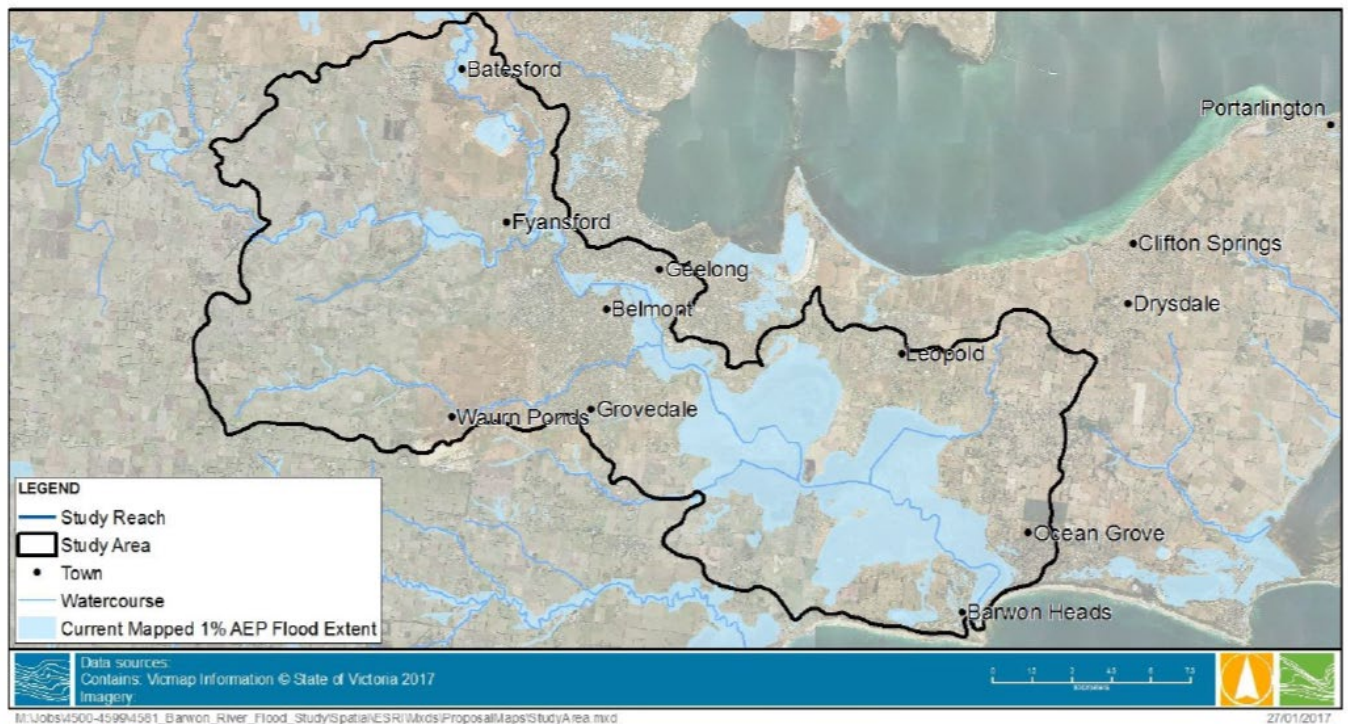
9. Council submits that the Amendment is well founded in planning policy, is based on the best available scientific research, modelling and evidence and has not been seriously challenged by affected parties. The Amendment has the full support of the relevant floodplain management authorities and we seek the Panel's endorsement of both the LSIO1, LSIO2 and FO1 overlay map changes and the updated LSIO1 and FO1 schedules.

B. BACKGROUND

B.1 Flood Risk Management Study – Lower Barwon & Lower Moorabool Rivers

10. Council's Part A submission gives an overview of this study. The introduction to the *Study Report - Flood Risk Management Study Lower Barwon River and Lower Moorabool River, March 2019* also provides a good summary as follows: "the Corangamite CMA in partnership with the City of Greater Geelong and Golden Plains Shire Council engaged Water Technology to undertake the Lower Barwon and Lower Moorabool Rivers Flood Risk Management Study. The overall objective of this project is to review and revise existing flooding information and produce detailed flood mapping for a range of flood modelling scenarios within the study area. The project has involved a definitive flood investigation for the floodplain reaches within the study area, including collation of available relevant data, a comprehensive hydrological assessment, and determination of robust flood levels, velocities, depths and extents for a range of design floods. The project will develop an improved understanding of flood behaviour to enable improved land use planning and emergency response" (page 5).
11. 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. The study area extends upstream to the Batesford streamflow gauge on the Moorabool River and the Pollocksford streamflow gauge on the Barwon River. The overall study area is shown in Figure 1 below.

Figure 1 - Lower Barwon River and Lower Moorabool River Study Area



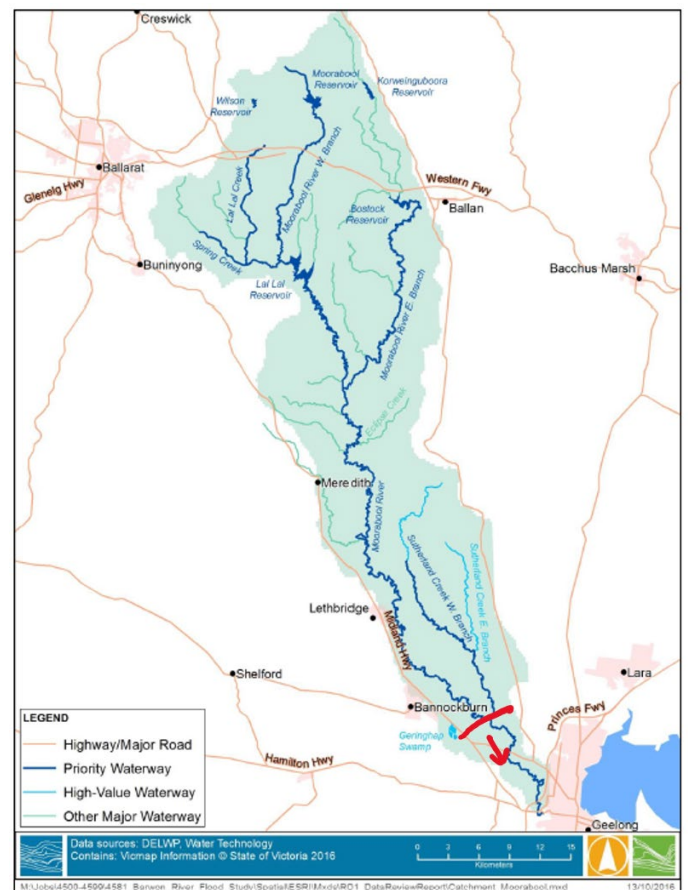
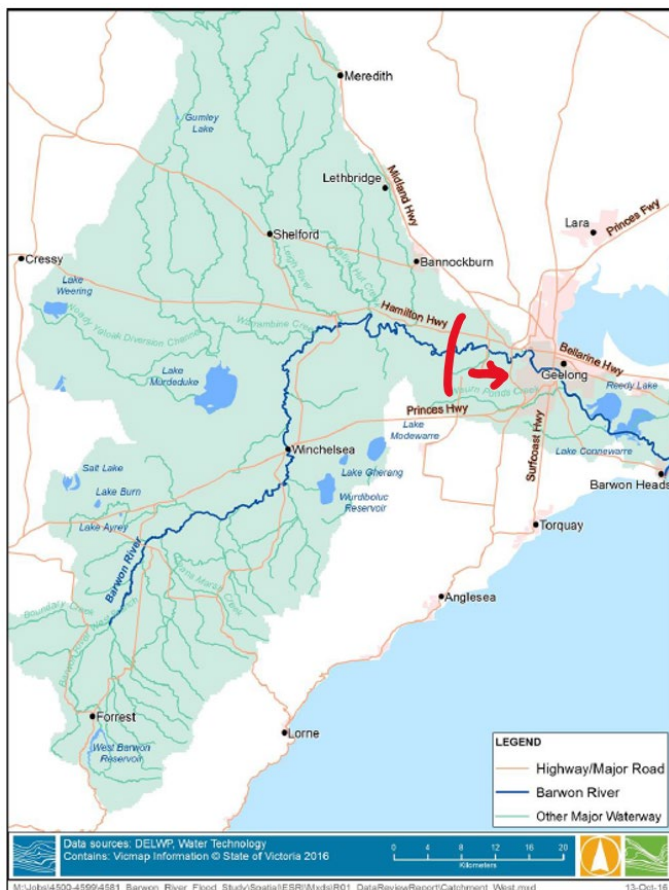
Source: Hydrology Report - Flood Risk Management Study Lower Barwon River and Lower Moorabool River – Water Technology

12. The study area only covers small portions of the two rivers being the lower reaches in and around Geelong. **Figures 2 and 3** below show the study area in the context of the entire catchments of the Barwon River and Moorabool River.

13. The Barwon River has its headwaters in the Otway Ranges inland from Lorne and north of Forrest and is also fed by streams to the north around Shelford including the Leigh River. The Moorabool River commences north west of Ballarat. The two rivers merge in the study area with the confluence at Fyansford, a suburb on the western edge of the city of Geelong. Downstream of Fyansford the Barwon River flows through the suburbs of Geelong including Newtown, Belmont, Breakwater, Marshall, Armstrong Creek, south east into Reedy Lake and Lake Connewarre and finally into the ocean at Barwon Heads.

Figure 2 - Barwon River catchment (start of Lower Barwon marked in red)

Figure 3 - Moorabool River catchment (start of Lower Moorabool shown in red)



Source: Hydrology Report - Flood Risk Management Study Lower Barwon River and Lower Moorabool River – Water Technology

B.2 Bellarine Peninsula Corio Bay Local Coastal Hazard Assessment

14. The *Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment December 2015* (LCHA) covers the whole Bellarine Peninsula and Corio Bay coastline from Breamlea to Avalon, however the majority of this study has already been implemented by Amendment C394ggee with the

exception of Point Lonsdale and the fringes of Reedy Lake, Lake Connewarre and the Barwon River estuary.

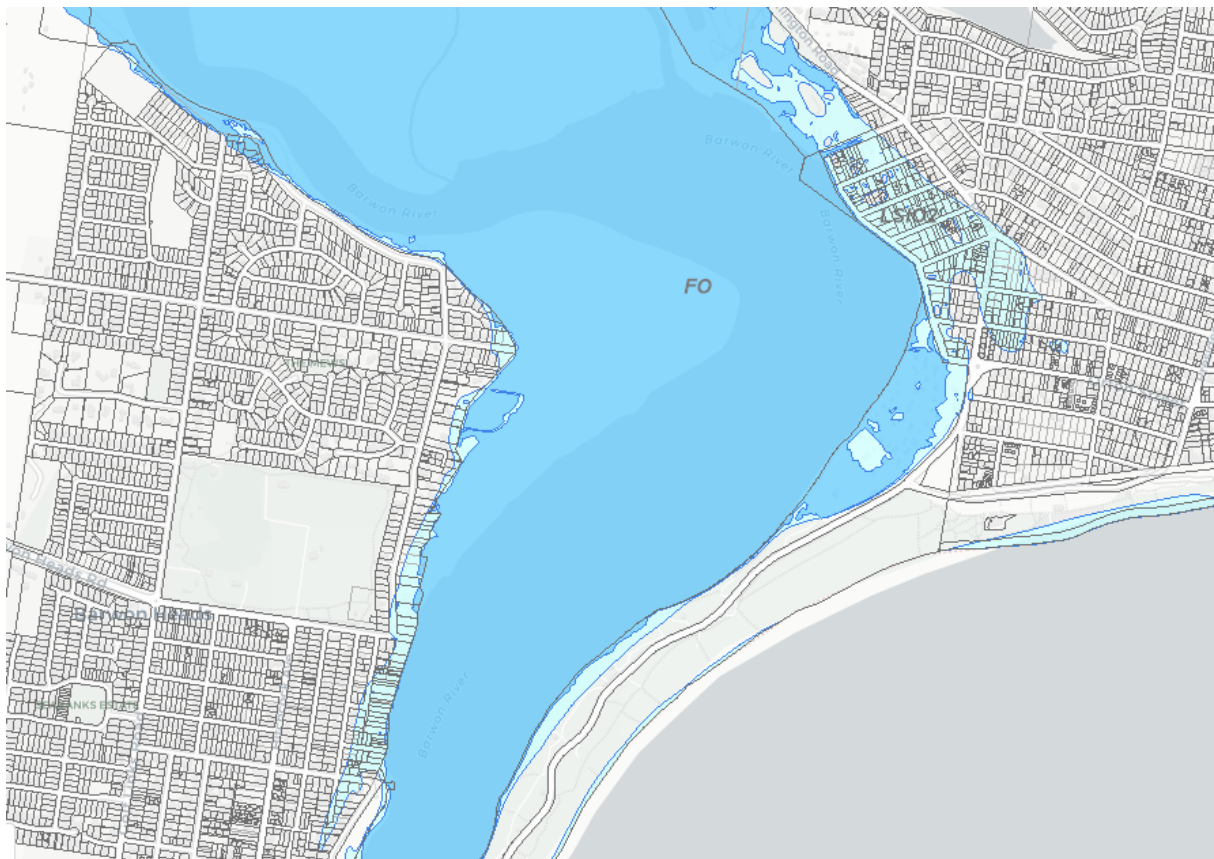
Amendment C394 ggee

15. Amendment C394ggee was gazetted in September 2020 and applied a new Land Subject to Inundation Overlay Schedule 2 – Coastal Inundation and Hazard (LSIO2) to 1614 coastal properties on the Bellarine Peninsula and Corio Bay at Avalon, Lara, Corio, Geelong, East Geelong, Newcomb, Moolap, Leopold, Bellarine, Portarlington, Indented Head, St Leonards, Swan Bay, Ocean Grove, Wallington, Barwon Heads, Connewarre and Breamlea.
16. The [LSIO2 schedule](#) was applied to land identified in the LCHA as being inundated by the combined effects of the 1% Average Event Probability (AEP) flood event plus 0.8 metre sea level rise.
17. The LSIO2 objectives are:
 - *To protect land vulnerable to coastal inundation from inappropriate development.*
 - *To plan for projected sea level rises to ensure that the community and assets are not exposed to an unacceptable level of risk associated with the coastal impacts of climate change.*
 - *To identify land in coastal areas that may be inundated by the combined effects of the 1% Average Event Probability (AEP) flood event plus 0.8 metre sea level rise.*
 - *To ensure that any new development is suitably designed to ensure that it is compatible with the identified flood hazard and local drainage characteristics.*
18. The LSIO2 also includes specific application requirements relevant to development in areas prone to future sea level rise and coastal inundation including:
 - *Elevation plans taken by or under the direction and supervision of a licensed land surveyor showing natural ground level, finished ground level and the floor levels of any existing and proposed buildings in relation to both Australian Height Datum (AHD) and the level as nominated by the relevant floodplain management authority at 2100; and*
 - *An outline of actions or measures required, if any, to the siting and design of the buildings or works, or in association with the use and occupation of all aspects of the proposal in order to reduce the risk to individuals, property, infrastructure and the environment over the predicted life of the buildings or works. These actions may include the consideration of adaptation options such as planned retreat, setbacks, accommodation of changes through floor heights, site and land forming and drainage works.*
19. The LSIO2 is clearly a different overlay to both the proposed LSIO1 and FO1 and the existing LSIO and FO which relate to riverine flooding. However, when authorisation was sought to exhibit Amendment C394ggee which included LSIO2 overlapping areas of existing FO, the then

Department of Environment, Land, Water and Planning required the overlapping areas to be removed from the amendment.

20. LSIO2 was applied to some properties in Barwon Heads and Ocean Grove along the Barwon River estuary that were beyond the extent of the existing LSIO and FO, for instance the map below from VicPlan shows the current planning scheme LSIO2 and FO in this area.

Figure 4 – Example of existing LSIO2 & FO Barwon Heads / Ocean Grove



21. C394ggee was exhibited with the LSIO2 overlapping areas removed and an independent Panel considered submissions to the amendment. At the Panel hearing Council called oceanographer Dr David Provis of Cardno to give expert evidence. Dr Provis was one of the authors of the LCHA. The Panel also heard from the CCMA and DELWP (environment) in support of the amendment. None of the 39 opposing submitters requested to be heard at the one day hearing.
22. The Panel findings included *“The Amendment is well founded and strategically justified and provides net community benefit and sustainable development.... Council is to be commended for its forward looking and proactive approach in preparing the Amendment.*
23. Relevant Panel conclusions were
- “The modelling in the LCHA has been prepared on the best available information, and the Panel is satisfied as to its technical basis and accuracy...”* and

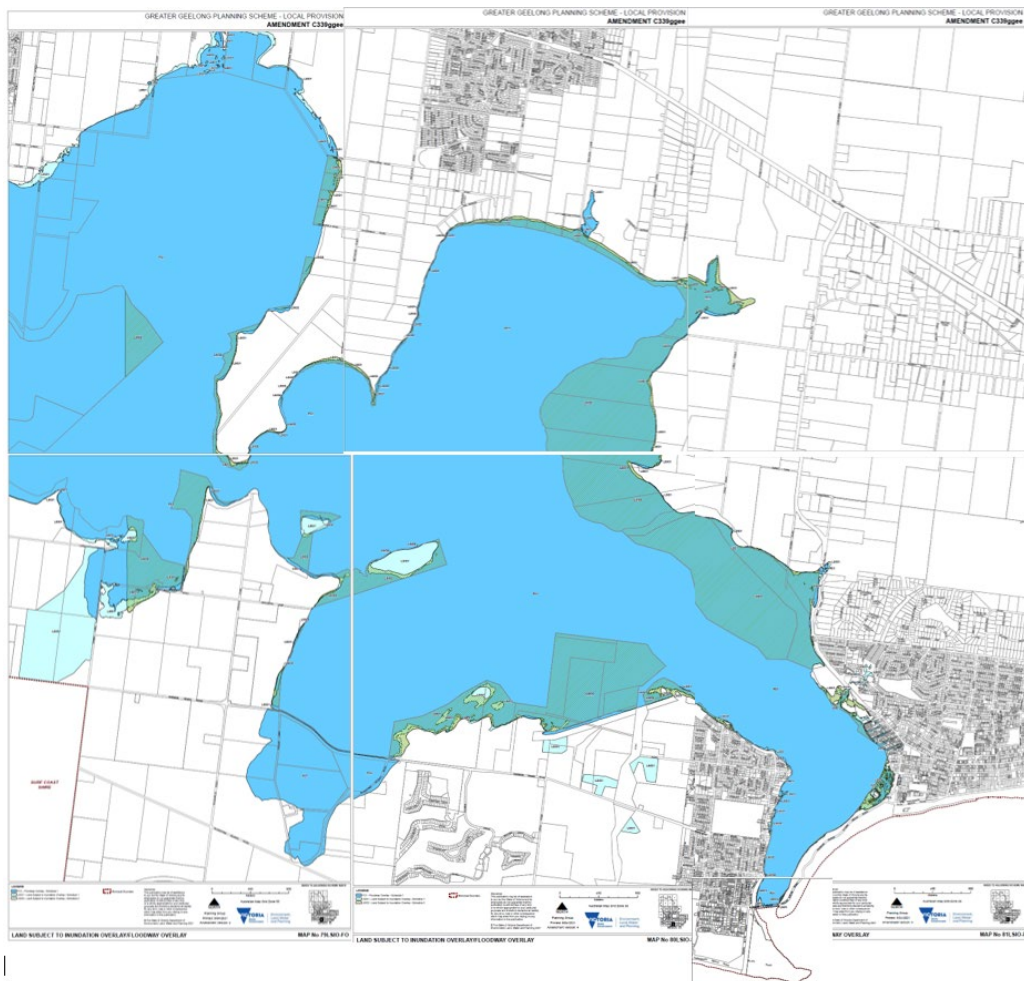
“Those properties in the Barwon River estuary and around Reedy Lake that are within the Floodway Overlay and that are identified in the LCHA as being subject to coastal inundation should be included in the LSIO2, subject to the owners and occupiers of the affected properties being notified of the proposed extension of the LSIO2 and being given the opportunity to make submissions.”

24. The C394 Panel made the following recommendation relevant to the current Amendment:

“Recommendation 2. Apply the Land Subject to Inundation Overlay Schedule 2 to those properties identified in the Local Coastal Hazard Assessment as being subject to coastal inundation, but that were removed from the Amendment prior to exhibition on the basis that they were covered by the Floodway Overlay. Ensure a process is put in place to notify the owners and occupiers of the affected properties and provide them with the opportunity to make submissions and (if necessary) have their submissions considered by an independent panel.”

25. The Council included the areas not dealt with by C394ggee into Amendment C339ggee and it was authorised by the former DELWP. The map below is a rough composite of the exhibited map sheets which show the proposed application of LSIO2. Overlapping areas appear as a shade of green.

Figure 5 – Composite map of exhibited LSIO2 affected areas



C. RESPONSE TO SUBMISSIONS AND EVIDENCE

C.1 KEY THEMES / ISSUES RAISED IN SUBMISSIONS AND RESPONSE

26. The key issues raised in submissions were grouped under the following themes in the December 2021 Council report that considered submissions to the original Amendment C339ggee:

- No history of flooding
- Need for improved drainage infrastructure
- Land not considered flood prone due to topography
- Recent development works / new housing estates
- Challenges to validity of flood modelling
- Impact on insurance
- Impact on property values
- Complex or site-specific submissions.

27. Other themes in submissions relevant to Amendment C339ggee Part 2 that are discussed in the December 2021 Council minutes are:

- LSIO2 – Coastal Inundation
- New schedules for LSIO1 and FO1
- Government agency and traditional landowner submissions

28. An updated list of submitters for C339ggee Part 2 and a theme based summary was provided in the Part A submission. In accordance with Panel Direction 5 a map was prepared and circulated showing the location of submitters (by number) and this is also in the Part A submission.

29. The Part A submission described eight of the themes with examples of comments included. The themes are summarised further below with a response to each theme and the addition of the themes relating to the LSIO2, schedules and government agency submissions. The responses are mostly from the December 2021 Council report with some additional commentary.

Theme 1 - No history of flooding

30. Several submitters raised the theme of 'no history of flooding' in the Lower Barwon and Lower Moorabool River Flood Study area.

Response

31. 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 know to be subject to flooding”.

32. 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 were proposed in the abandoned C339gge Part 1).
33. 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.
34. It is also worth noting that the overlay maps (i.e. LSIO, FO) 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

35. 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.

Response

36. 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 Plain 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).”*

Theme 3 - Land not considered flood prone due to typography

37. 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.

Response

38. The flood maps are based on detailed flood studies which include (among other inputs) detailed Lidar contour mapping and modelling of flood events. The City relies on the mapping produced but has further reviewed submissions where substantial evidence, site information or alternative modelling is provided.

Theme 4 - Recent development works / new housing estates

39. This theme in submissions includes new housing estates that have developed since the Lower Barwon Lower Moorabool flood study was undertaken and 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.

Response

40. The situation with the new housing estates within the flood study areas 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 were not captured by the flood studies.

41. In the December 2021 Council report officer's stated that there appears to be a good case for altering the exhibited flood overlay maps in the Fyansford area to reflect the developed conditions. Since that time Water Technology was engaged to further review the flood mapping for the new housing estates at Lara and Fyansford. The results of this work are found in the [Review of Complex Submissions – Lara, Fyansford and Avalon July 2022](#) published in the September 2022 Council report and on the C339ggee webpage.

42. As a result of the Water Technology review in 2022 and further review in 2023 by Council's expert for this Panel, Mr Warwick Bishop, a number of properties in new housing estates next to the Moorabool River at Fyansford and Herne Hill are being removed from the exhibited flood overlays.

43. These are discussed further in section C.2 of this submission with a full response to each submission in **Appendix 1**.

Theme 5 - Challenges to validity of flood modelling

44. A number of submitters question the flood modelling and flood studies that the overlay maps are based on.

Response

45. The City considers that the two studies that support the Amendment are soundly based pieces of work prepared by suitably qualified experts using best practice methods and technology.

46. While the timing is such that the exhibited flood overlay maps may no longer be accurate for the new residential estates at Fyansford (within the Lower Barwon Lower Moorabool study area) this does not affect or undermine the balance of the studies or associated mapping.
47. 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”*.

Theme 6 - Impact on house/property insurance

48. 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 a flooding overlay such as the SBO, LSIO or FO.

Response

49. 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, for example see <https://insurancecouncil.com.au/resource/flood-insurance-explained/>
50. 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

51. 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.

Response

52. 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 in a planning overlay may have on the value of a property. Properties are not uniformly affected by flooding and this may depend upon the frequency or severity of flooding, any implications for development or redevelopment and historical flood events.
53. In the [Amendment C221 Stonnington Panel Report](#) the Panel chair states: *“Previous panels have consistently found that there is no justification for setting aside planning scheme amendments of this type on the basis that property values might be affected, or insurance premiums might increase”* (page 26).

Theme 8 – Complex or site-specific submissions.

54. Many submitters provided specific information about their property or raised more complex issues than the main themes and objections. This includes four submissions from Fyansford which are now part of C339ggee Part 2.

Response

55. As discussed earlier the Fyansford submissions were responded to in detail in the *Review of Complex Submissions – Lara, Fyansford and Avalon July 2022* published in the September 2022 Council report and on the webpage. All submissions have now been reviewed in greater detail and this is outlined further in section C.2 of this submission with a full response to each submission in **Appendix 1**.

Theme 9 - LSIO2 – Coastal Inundation

56. The City has identified one objecting submission relating to the application of the LSIO2 around the fringes of Lake Connewarre 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.

Response

57. The City has reviewed this submission and no changes to the exhibited LSIO2 are recommended.

Theme 10 - New schedules for LSIO1 and FO1

58. The Amendment proposes to include a number of permit exemptions in the new schedules to the Land Subject to Inundation Overlay (LSIO1) and Floodway Overlay (FO1).

59. One objection was received specifically to the schedule changes from submitter 219 a landowner on Barwon Heads Rd Connewarre who does 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 submitter is concerned that the areas identified around her 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. 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....”*

60. 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”*.

Response

61. The City is 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.
62. The exemptions were prepared in consultation with the CCMA - the floodplain management authority as recommended in *Planning Practice Note 12 Applying the flood provisions in planning schemes (PPN12)*.
63. The approach of reducing permit requirements is in line with PPN12 which states: *“The principal benefit of ‘scheduling out’ specific buildings and works is that the planning permit application process will be more streamlined. The effective use of schedules should reduce the number of planning permit applications the council and the flood plain management authority need to process.”*
64. The City does not support the changes to the LSIO1 and FO1 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 FO1 and LSIO1 schedules which are to apply across the municipality.

Theme 11 – Government agency and traditional landowner submissions

65. Submissions were received to the original Amendment C339ggee 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)
 - Corangamite Catchment Management Authority (submitter 561).
66. The former Department of Transport seeks additions to the LSIO and FO schedules as described earlier in this report.
67. The Wadawurrung Traditional Owners Aboriginal Corporation supports the Amendment and provided comments.
68. 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.”*
69. 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”.

Response

70. The City welcomes the supportive submissions and comments from the abovementioned organisations particularly those of the Wadawurrung 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.

C.2 FURTHER REVIEW AND RESPONSE TO INDIVIDUAL SUBMISSIONS

71. Since the Directions Hearing in May 2023 all remaining submissions have been reviewed and responded to individually by Council officers and many have also been reviewed by Council's expert Mr Warwick Bishop.

72. **Appendix 1 - Individual Submissions Review & Response** contains a comprehensive review and response to each of the 58 submissions with the following information provided in a table:

- Submitter details
- Location/Property of concern
- Proposed Overlay Changes
- Existing Flood Overlay Mapping
- Exhibited Flood Overlay Mapping
- Summary of Submission
- Council Response, Expert Evidence & Final Council Position

73. The detailed review of individual submission plus previous reviews and Mr Bishop's review in his evidence has resulted in a total of 62 properties proposed to be removed from the exhibited amendment overlay mapping. This number consists of 51 properties in Fyansford, 8 properties in Mt Duneed, 1 property in Belmont and 2 properties in Newtown. A full list of addresses and maps of the properties to be removed is in **Appendix 2**.

74. The removal of these properties resolves the following eight submissions:

- Submission 78 – from Cardno consultants relating to The Heights Estate
- Submission 434 – from an individual owner on Salisbury Circuit, Fyansford
- Submission 440 - from an individual owner on Monier Way, Fyansford
- Submission 544 – from an individual owner on Salisbury Circuit, Fyansford
- Submission 152 – from an individual owner on Merralyn St, Belmont

75. Submission 442 from an individual owner at Whites Rd, Mount Duneed (plus 7 others)
76. Submission 483 from an individual owner at Balcombe Road, Newtown
77. Submission 492 from an individual owner at Camden Road, Newtown

C.3 RESPONSE TO EXPERT EVIDENCE

78. The only expert evidence tabled for the hearing is from Council's flooding and drainage expert Mr Warwick Bishop. Mr Bishop is a Senior Principal Engineer and Director of Water Technology Pty Ltd with 30 years' experience as a consulting water engineer and is a well-regarded expert in his field.
79. In Mr Bishop's expert statement, he notes that Water Technology was engaged by the Corangamite Catchment Management Authority (CCMA) to undertake the investigation "Flood Risk Management Study – Lower Barwon River and Lower Moorabool River", completed in 2019 and states that he had no direct or significant involvement in this previous work. While he could not be considered to be an entirely independent witness due to his company's involvement in the underlying flood study work Council submits his evidence should be afforded significant weight by the Panel.
80. Having reviewed the Amendment and supporting studies Mr Bishop concludes:
With respect to the proposed Amendment C339 to the Greater Geelong Planning Scheme and surface water management issues, I make the following conclusions:
 - *The models, input data, methods and assumptions applied in the constituent flood studies that have informed the overlay maps are considered appropriate for the proposed amendment.*
 - *The adopted sea level rise and rainfall intensity value assumptions applied to the flood studies are appropriate for a 2100 planning horizon in the coastal inundation area.*
81. Council adopts Mr Bishop's evidence and his responses to relevant submissions, including recommendations to remove a small number of properties from the final amendment as detailed in his evidence and **Appendix 1**.

D. FINAL POSITION ON THE AMENDMENT

D.1 Overlay Schedules

82. In relation to the proposed new schedules – LSIO1 and FO1 – Council’s position is that the exhibited schedules are fit for purpose and no changes are required. However, we will consider any recommendations for changes or drafting improvements the Panel may wish to make. The Council’s “Panel Versions” of the schedules are in **Appendix 3**.

D.2 Overlay Maps

83. A number of changes to the exhibited maps are proposed as detailed in Council’s Part A submission, the review of individual submissions in **Appendix 1** and section C2 of this submission of this submission. A full set of marked up “Panel hearing” versions of the maps are in **Appendix 4** which is the set of maps showing the new extent of LSIO1 and FO1 and **Appendix 5** which is the set of maps showing deletion of the existing FO and LSIO.

84. The Panel should note that all land within the area covered by the Lara Flood Study is proposed to remain untouched by this amendment. This means no changes to the existing planning scheme LSIO / FO maps for this area and hence the new LSIO1 and FO1 schedules will not apply. This is due to Council abandoning the Lara Flood Study part of the original Amendment C339ggee (i.e. C339ggee Part 1).

E. CONCLUSION

85. Council reiterates its opening submission that the Amendment is well founded in planning policy, is based on the best available scientific research, modelling and evidence and has not been seriously challenged by affected parties. As has been demonstrated the Amendment is well supported by the floodplain management authorities being the CCMA and Melbourne Water.

86. The Amendment is an important step forward to both update flood overlays along the lower Barwon and Moorabool rivers and apply a specific flood overlay to areas affected by potential sea level rise and coastal inundation along the Barwon River estuary, Reedy Lake and Lake Connewarre.

87. The updating of the LSIO and FO schedules across the municipality (except Lara) will bring them in line with form and content rules with the inclusion of objectives, statement of risks, permit exemptions, application requirements and decision guidelines.

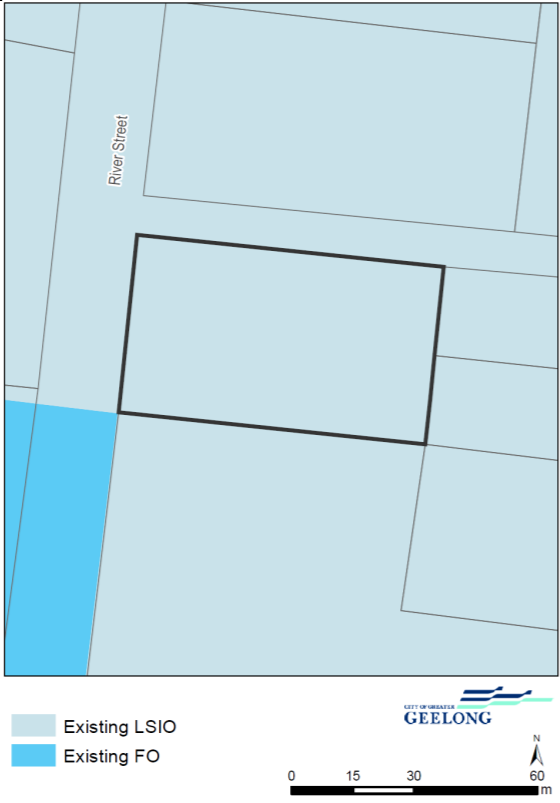
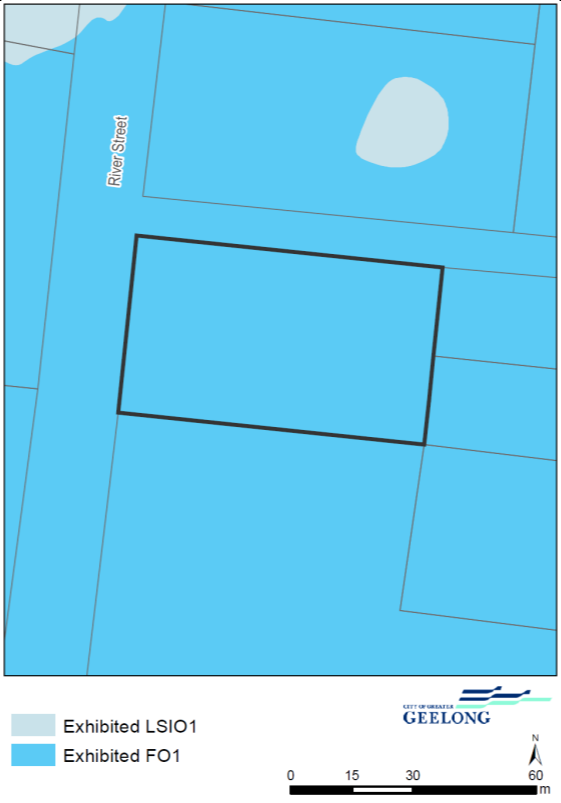
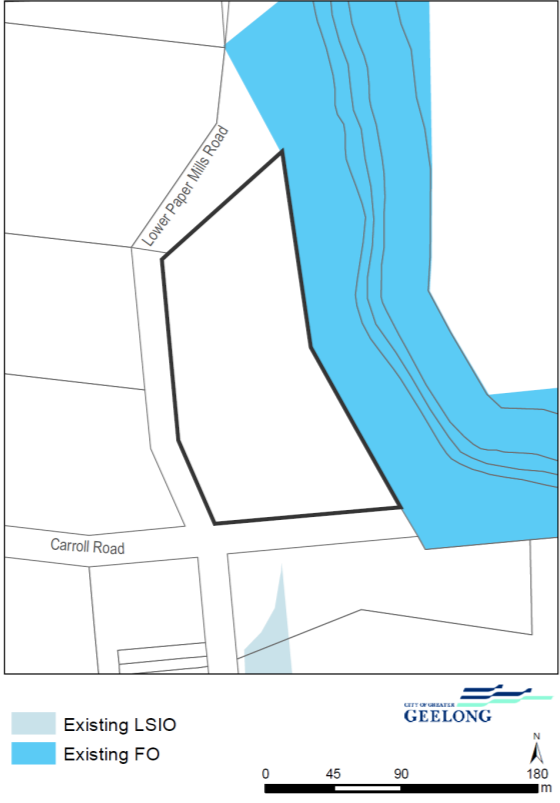
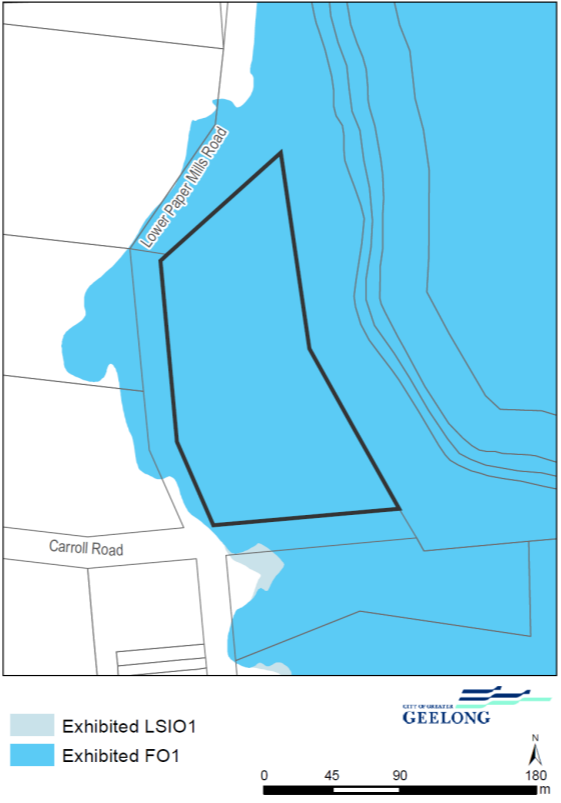
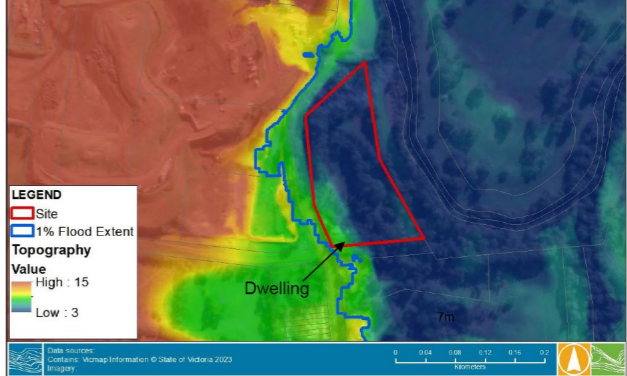
88. The modest changes made to the overlay maps post exhibition remove any unnecessary flood controls on properties that are either no longer within the flood extent or where they are only very marginally affected.

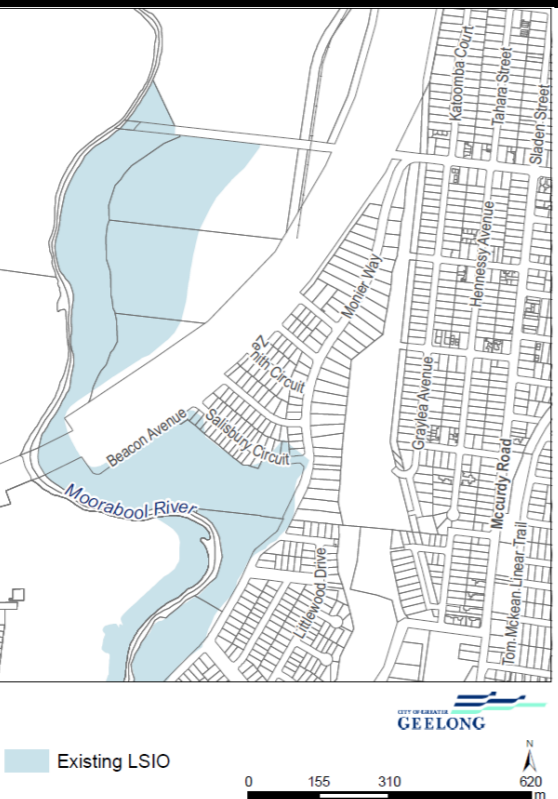
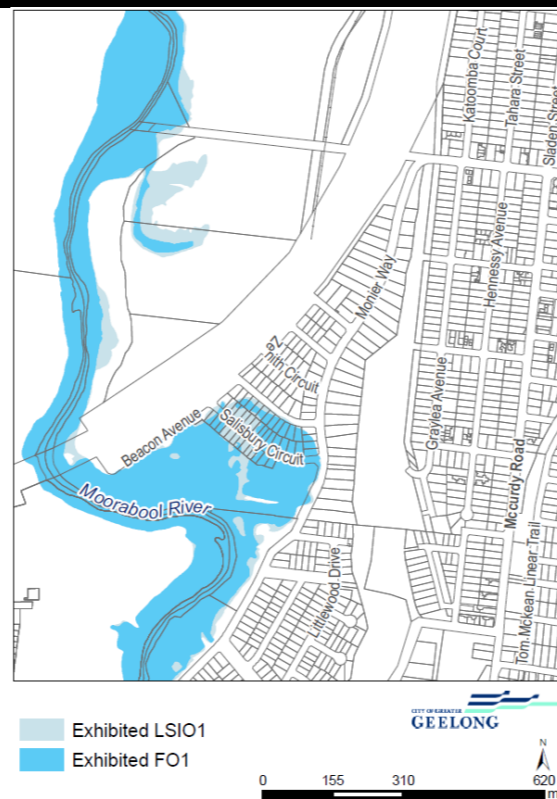
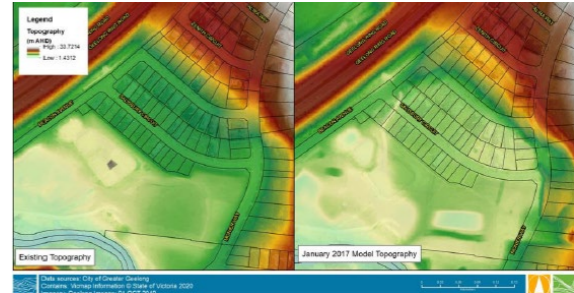
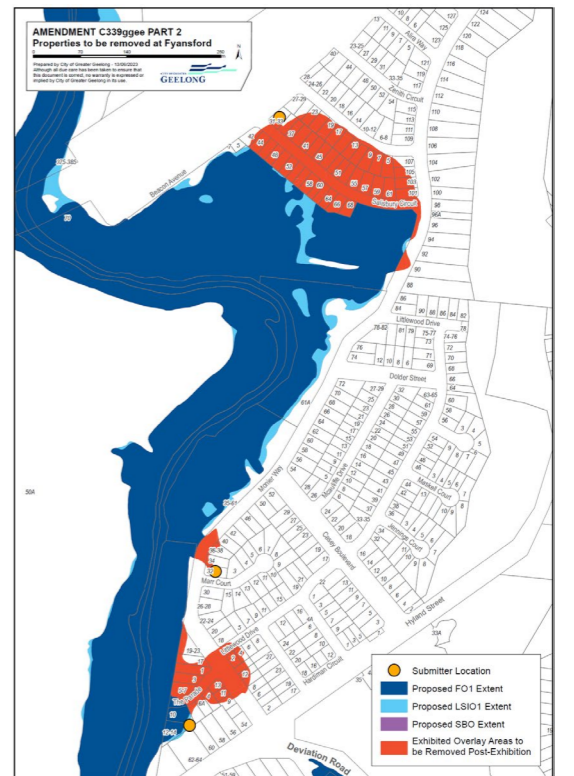
89. On this basis, we seek the Panel’s support for the Amendment.

APPENDICES

APPENDIX 1 – INDIVIDUAL SUBMISSIONS REVIEW & RESPONSE C339ggeePt2

Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
2	Adams	<p><u>Location:</u> Sommers and Frank Street, Belmont.</p> <p><u>Property:</u> 9 Sommers Street, Belmont.</p>	<p><u>Property:</u> 9 Sommers Street, Belmont:</p> <p><input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.</p>			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Challenges flood modelling - Impact on property values <p><u>Quotes From Submission:</u></p> <p>"... Has council considered any of the risk-reductive effects of vegetation for flood mitigation over residential areas?"</p> <p>"...likely to introduce ongoing costs and other issues for the residences..."</p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>
51		<p><u>Property:</u> 93 Bailey Street, Belmont</p>	<p><u>Property:</u> 93 Bailey Street, Belmont:</p> <p><input type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.</p>			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - No history of flooding - Topography - Challenges flood modelling - Complex needs <p><u>Quotes From Submission:</u></p> <p>"...I know my block is next to the Waurin Ponds creek (on the north side) which does flood on heavy rain, but there is a large area of flood plain on the south side of the creek which is approx 2 metres lower than my block which is where the water runs into when the creek over flows. My block has never had water on it in the many years I have been living there."</p> <p><u>Warwick Bishop Summary of Submission:</u></p> <p>Floodplain on opposite side of creek is lower. Block has never had water on it.</p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p><u>Warwick Bishop Expert Evidence (Page 25 of Expert Opinion Report)</u></p> <p>The subject lot slopes substantially from the street east towards the creek. The rear of the property is approximately 1.5 m lower than the frontage. This area is on the edge of the Waurin Ponds Creek floodplain. The Figure below shows the levels at the rear of the property are similar to the low-lying land on the opposite side of the creek. The overlay is a reliable indication of potential flood extent.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>

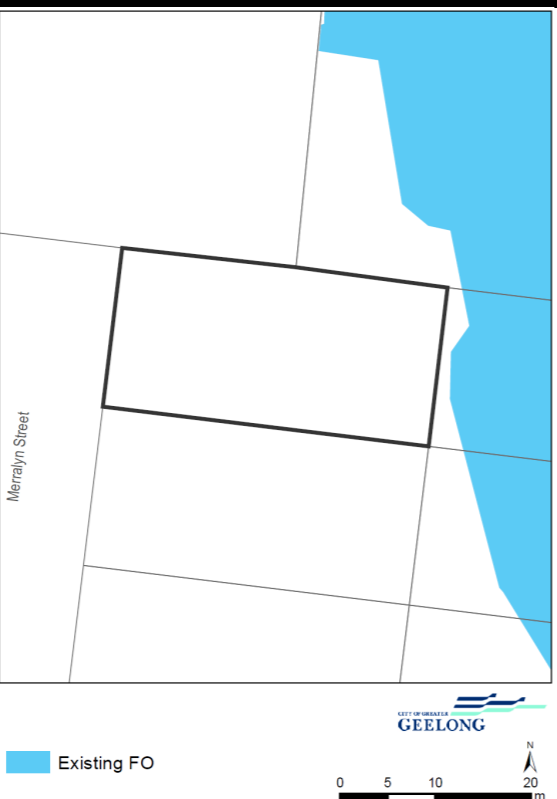

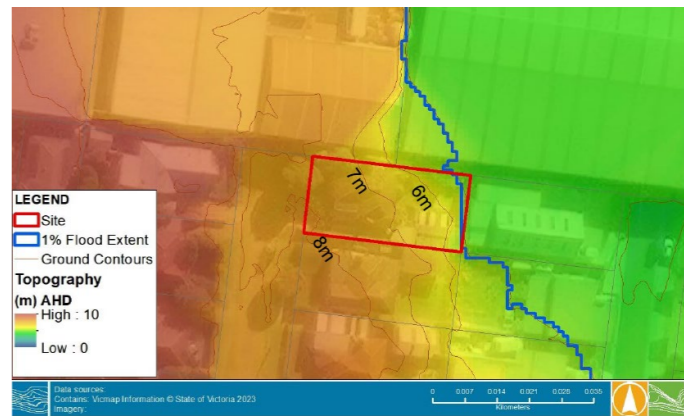
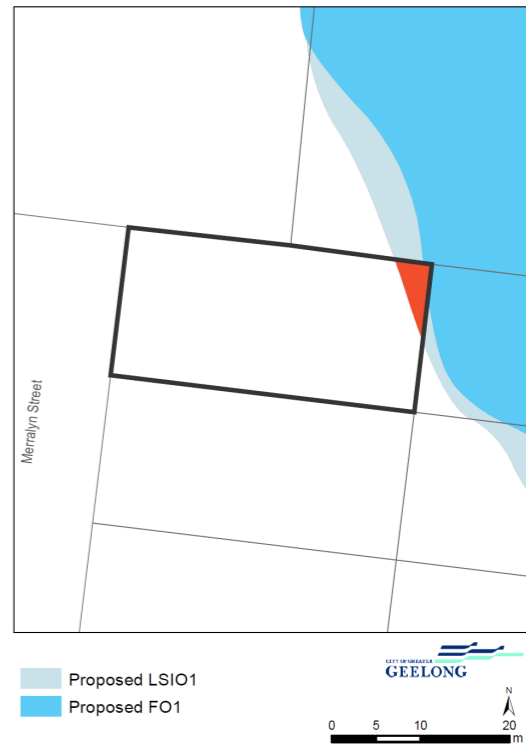
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
59	Bradley	<u>Property:</u> 15 River Street, Batesford	<u>Property:</u> 15 River Street, Batesford: <input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Impact on insurance - Impact on property values <p><u>Quotes From Submission:</u></p> <p><i>"This will have a negative impact on not only our property values, but also our insurance premiums..."</i></p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>
60	Bradley	<u>Property:</u> 15 River Street, Batesford	Same as Submission 59.	Same as Submission 59.	Same as Submission 59.	Same as Submission 59.	Same as Submission 59.
64	Brandt	<u>Property:</u> 45 Lower Paper Mills Road, Fyansford	<u>Property:</u> 45 Lower Paper Mills Road, Fyansford: <input type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - No history of flooding - Topography - Impact on insurance - Impact on property values - Complex needs <p><u>Quotes From Submission:</u></p> <p><i>"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></p> <p><i>"...has serious insurance ramifications/property value ramifications etc."</i></p> <p><u>Warwick Bishop Summary of Submission:</u></p> <p>Property has high ground which has never been flooded (even in the 1995 flood) with a 100 year old Victorian house that has never been flooded.</p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p><u>Warwick Bishop Expert Evidence (Page 26 of Expert Opinion Report)</u></p> <p>This property is on the edge of the Moorabool floodplain. Whilst the dwelling (location indicated in the figure below) could be considered to be on the floodplain fringe, the depth criteria determine the land to be within the FO.</p> <p>The overlay will allow for any future planning application to be referred to the floodplain authority and appropriate consideration be given to the flood risk at the site.</p>  <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>

Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
78	Cardno TGM	Location: Heights Estate (355 Church Street, Herne Hill).	Refer to 'Existing Flood Overlay Mapping' and 'Exhibited Flood Overlay Mapping'			<p>Key Themes Raised:</p> <ul style="list-style-type: none"> - Recent development - Complex needs <p>Warwick Bishop Summary of Submission:</p> <p>Subdivision of land at 355 Church Street, Herne Hill has occurred in accordance with endorsed plans which includes the area of land now proposed for a Flood Overlay. 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.</p>	<p>Council Response:</p> <p>This was one of the complex submissions in the Fyansford area that was assessed by Water Technology as part of the City's C399ggee Review of Complex Submissions Lara, Fyansford and Avalon July 2022</p> <p>The review was considered at the Council meeting of September 2022 and the City recommended the removal and clipping of newly constructed properties from the flood overlays. Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p>Warwick Bishop Expert Evidence (Page 26 of Expert Opinion Report)</p> <p>The Lower Barwon and Lower Moorabool Flood Study was based on topographic survey collected in January 2017. At this time "The Heights" estate had commenced some earthworks, but filling of this area had not been completed. Hence raised ground levels resulting from the development were not incorporated into the hydraulic modelling. The 1% AEP design flood level in this area is around 8.3 m AHD. Approved plans provided to council indicate that ground levels within Salisbury Circuit and the sections shown to be flooded under the exhibited overlay have been raised to at least 9.4 m. The figure below shows the modelled and current topography.</p> <p>Lots within the Heights Estate are now higher than the applicable design flood level and would not be subject to inundation in a 1% AEP design flood. The exhibited overlay does not align with the likely flooding extent at this location. It is therefore appropriate that the mapping be clipped to the extent of filling within the Heights development.</p>  <p>Final Council Position:</p> <p>The exhibited flood overlay mapping is to be clipped and properties removed, as illustrated below: Red = exhibited overlay areas to be removed post-exhibition.</p> 

Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
86		<p><u>Location:</u> General concerns raised for Charlemont Area.</p> <p><u>Property:</u> 15 Jendes Lane, Charlemont</p>	<p><u>Property:</u> 15 Jendes Lane, Charlemont:</p> <p><input type="checkbox"/> LSIO to be removed.</p> <p><input checked="" type="checkbox"/> FO to be removed.</p> <p><input checked="" type="checkbox"/> LSIO1 to be applied.</p> <p><input checked="" type="checkbox"/> FO1 to be applied.</p>			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Topography - Recent Development Works - Complex needs <p><u>Quotes From Submission:</u></p> <p><i>"Due to the amount of homes built in this area the catchment area has grown by 10 times the amount of water going into the river system. You have change the lay of the land in Sparrowvale property and has caused my property to flood 10 times more than it should".</i></p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>
104		<p><u>Property:</u> 1-5 Factories Road & 62-70 Barwon Terrace, South Geelong</p>	<p><u>Property:</u></p> <p><input checked="" type="checkbox"/> LSIO to be removed.</p> <p><input type="checkbox"/> FO to be removed.</p> <p><input checked="" type="checkbox"/> LSIO1 to be applied.</p> <p><input checked="" type="checkbox"/> FO1 to be applied.</p>			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Drainage - Topography <p><u>Warwick Bishop Summary of Submission:</u></p> <p>Amendment needs to be clearer on the impact of the controls. Inconsistency in permitting fill in other parts of the floodplain.</p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p><u>Warwick Bishop Expert Evidence (Page 27 of Expert Opinion Report)</u></p> <p>The Schedules to the overlays essentially reinforce the principles already stated in the planning scheme and floodplain management documents (such as the State Guidelines for Development in Flood Affected Areas). They also provide a list of cases in which a permit is not required. This provides for more streamlined planning and should reduce the number of flood-related referrals to the CCMA. The most significant change is that some areas previously covered by LSIO have been reclassified as FO. The controls related to FO are very similar to LSIO. The main difference is that sub-division is generally not permitted for areas entirely covered by FO.</p> <p>Historic patterns of fill in different floodplain areas is not directly relevant to the proposed overlays. Where historic filling has occurred, this has been included in the topography and floodplain models. Floodplain management knowledge and practices have evolved over time. Responsible authorities are obligated to apply appropriate floodplain management policies and practices into the future.</p> <p><u>Final Council Response:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>
123	Department of Transport (DOT)	N/A	N/A	N/A	N/A	<p>COMMENT ONLY</p> <p><i>"We suggest 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."</i></p>	<p><u>Council Response/ Final Council Position:</u></p> <p>Suggestion noted, however no alteration to the FO and LSIO schedules is considered necessary. Planning applications that have potential to cause detriment to Department of Transport (DOT) assets will be appropriately referred through the statutory planning referral process.</p>

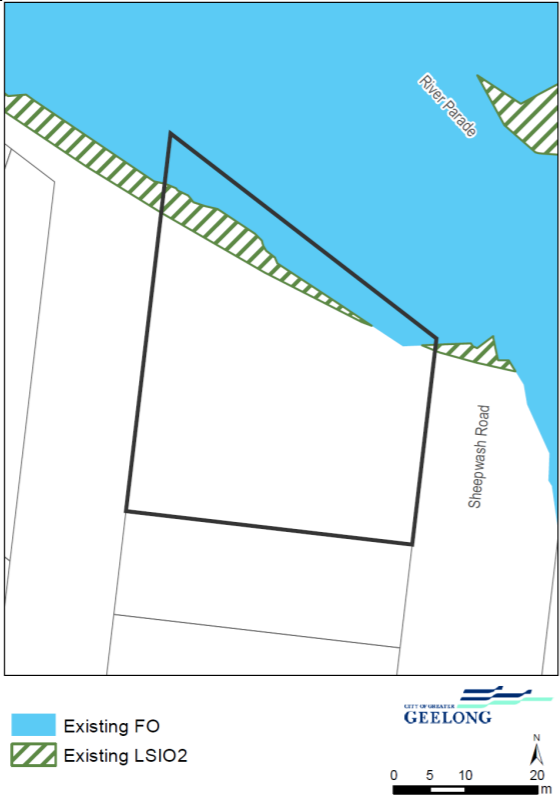
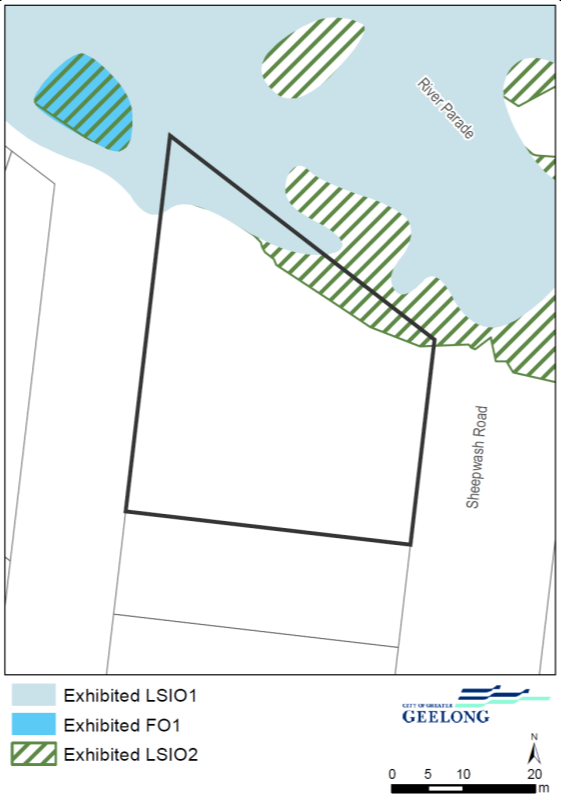
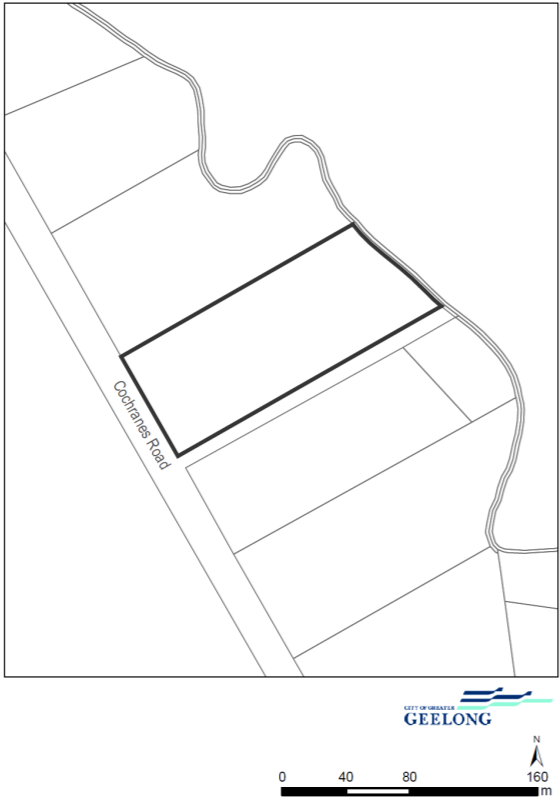
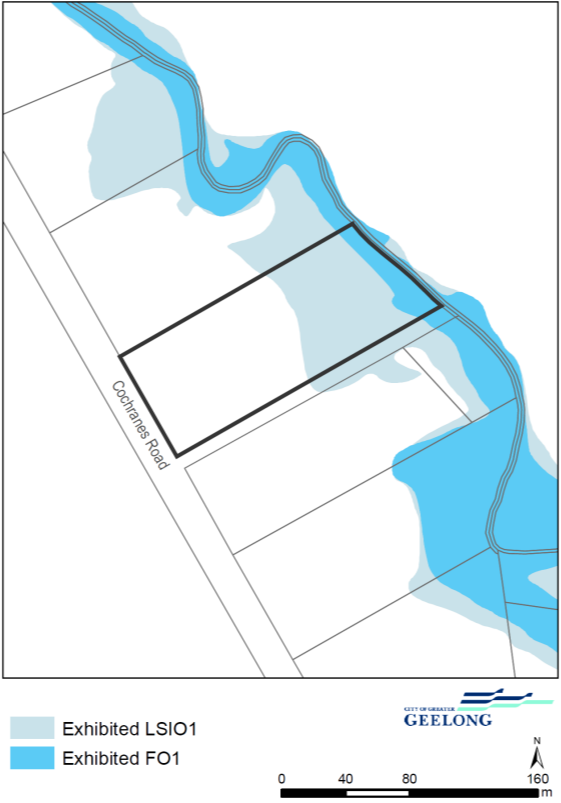
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
124	Devlin	Property: 135-143 Harriott Road, Charlemont	Property: 135-143 Harriott Road, Charlemont <input type="checkbox"/> LSIO to be removed. <input checked="" type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<p>Key Themes Raised:</p> <ul style="list-style-type: none"> - Topography <p>Quotes from Submission:</p> <p><i>"145 Harriott Road has almost been excluded from the LSIO1 and FO1 and our property is the same elevation as it? Can I have more information on why the line extends where it does, why not follow the road line?"</i></p>	<p>Council Response:</p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p>Warwick Bishop Expert Evidence (Page 27 of Expert Opinion Report)</p> <p>Relatively small changes in ground elevation can have a significant impact on the extent and depth of flooding in a floodplain area. In flat areas, changes in ground levels are often difficult to detect by eye. Whilst the area in question may seem quite flat, the figure below demonstrated there is significant change in ground elevation along Harriott Road. The submission site is all below the 3 m contour, whereas most of the lot to the west is above the 3 m contour. The Glenlee Estate land is higher again, mostly above the 4 m contour.</p> <p>The flood overlays are guided by the flood modelling which follows the topographic contours (blue line in figure below).</p> <p>Final Council Position:</p> <p>The exhibited flood overlay mapping is to be implemented.</p>
138	Edge	Property: 20 River Street, Batesford	Property: <input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<p>Key Themes Raised:</p> <ul style="list-style-type: none"> - Recent development works - Impact on insurance - Impact on property values <p>Quotes From Submission:</p> <p><i>"I have experienced first-hand the negative impact to not only property values, but also excessive insurance premiums of properties located in flood zones."</i></p>	<p>Council Response:</p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Final Council Position:</p> <p>The exhibited flood overlay mapping is to be implemented.</p>
139	Edge	Property: Same as Submission 138.	Same as Submission 138.	Same as Submission 138.	Same as Submission 138.	<p>Key Themes Raised:</p> <ul style="list-style-type: none"> - Recent development works 	<p>Council Response:</p>

Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
		20 River Street, Batesford				<ul style="list-style-type: none"> - Impact on insurance - Impact on property values - Typography <p><u>Quotes From Submission:</u></p> <p><i>"Property values will in-turn be significantly reduced as the flood zone overlay will be viewed as 'high risk', therefore limiting potential buyers if/when we should choose to sell the property."</i></p>	<p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>
147		Property: 372-410 Wilsons Road, St Albans Park	Property: <input checked="" type="checkbox"/> LSIO to be removed. <input checked="" type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - No history of flooding - Topography <p><u>Warwick Bishop Summary of Submission:</u></p> <p>Do not agree with the area identified as LSIO1 on this property. It is elevated compared to the rest of the property and above the flood level.</p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p><u>Warwick Bishop Expert Evidence (Page 28 of Expert Opinion Report)</u></p> <p>The figure below shows colour-shaded topography, with the site outlined in red. This confirms that the area within the relevant lot proposed as LSIO1 on the amendment mapping is above the floodplain. Whilst it is not common for land that is not directly impacted by flooding to be included in a flood overlay, there are instances where this can be justified. Particularly when access to a site that is not flood prone is subject to significant flood hazard.</p> <p>In this instance I consider it is important that any permit application for the site should trigger a referral to the CCMA so that appropriate conditions can be applied that related to safe flood access.</p> <p><u>Final Council Position:</u></p> <p>Council’s interim final position is to keep the map as exhibited based on the advice from Mr Bishop and the CCMA’s initial inclusion of this higher land within the LSIO. However, we seek a recommendation and commentary from the Panel as to the appropriateness of applying the LSIO to a relatively large area that is above the 1% AEP flood event and hence technically not flood prone.</p>

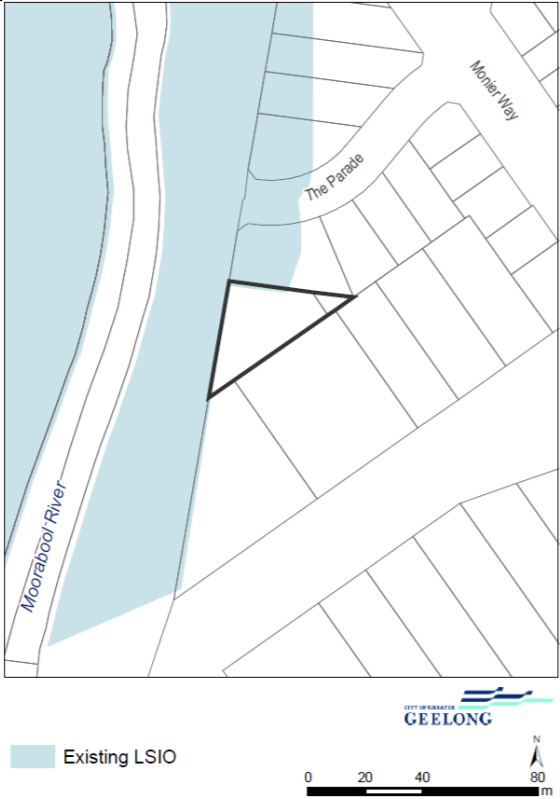
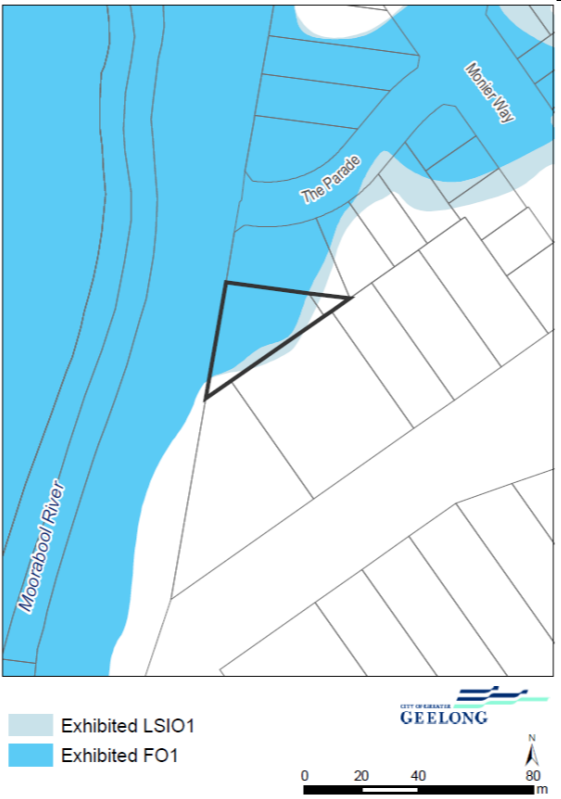
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
152		Property: 8 Merralyn Street, Belmont	Property: <input type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<p>Key Themes Raised:</p> <ul style="list-style-type: none"> - No history of flooding - Topography - Recent development - Impact on insurance - Impact on property values <p>Quotes From Submission:</p> <p><i>"The property has no history of flooding."</i></p> <p>Warwick Bishop Summary of Submission:</p> <p>Only a small area of lot is covered by proposed overlays in NE corner. Area is within existing easements on the land and hence can not be built over.</p> <p>Impact of other works/developments on flooding in general.</p>	<p>Council Response:</p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p>Warwick Bishop Expert Evidence (Page 29 of Expert Opinion Report)</p> <p>The figure below shows colour-shaded topography, with the site outlined in red. The topography contours are also shown with levels marked. The applicable 1% AEP flood height at this location is just under 5 m AHD. The figure below shows this site slopes relatively steeply from east to west and most of the site is between 6 m and 8 m AHD, with well over a metre of freeboard above the flood level. The area and depth of flooding in the rear of the lot is minor and is unlikely to have any impact on future development of the lot.</p> <p>The flood overlay(s) on this property could be removed without any detrimental impacts to flood risk management and could potentially save on unnecessary planning referrals in the future.</p>  <p>Final Council Position:</p> <p>The exhibited flood overlay mapping is to be clipped, as illustrated below: Red = exhibited overlay areas to be removed post-exhibition.</p> 

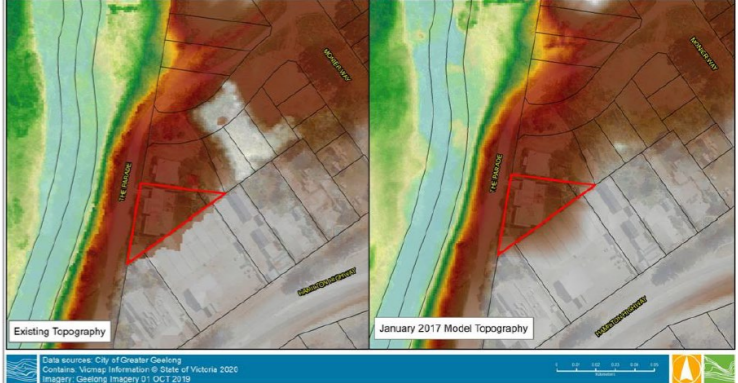
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
187	Greville	<p><u>Property:</u> 689 Ballarat Road, Batesford</p> <p><i>Also known as 689 Ballarat Road, Batesford</i></p>	<p><u>Property:</u> 689 Ballarat Road, Batesford:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> LSIO to be removed. <input checked="" type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied. 			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Topography - Challenges flood modelling - Impact on insurance - Impact on property values <p><u>Quotes From Submission:</u></p> <p><i>"The current overlay is sufficient."</i></p> <p><i>"We will suffer unfair financial repercussions due to increased insurance premiums."</i></p> <p><i>"Permits to improve existing properties, rebuild existing properties will become difficult if not impossible to obtain."</i></p> <p><i>"Building costs are certain to be greater to be construct compliantly designed structures"</i></p> <p><i>"We will suffer severely due to perceived risk and the above factors when trying to sell our houses in the future."</i></p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>
189		<p><u>Location:</u> Batesford</p>	<p>Refer to ‘Existing Flood Overlay Mapping’ and ‘Exhibited Flood Overlay Mapping’</p>			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - No history of flooding <p><u>Quotes From Submission:</u></p> <p><i>"There hasn't been flooding in batesford and I oppose marking it a flood zone."</i></p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>
190		<p>General Objection</p>	<p>Non-Site-Specific Submission.</p>	<p>N/A</p>	<p>N/A</p>	<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - No history of flooding - Impact on property values <p><u>Quotes From Submission:</u></p> <p><i>"Property values will be significantly reduced as flood zone will be viewed as to higher rise therefore limiting potential buyers"</i></p> <p><i>"it hasn't flooded since I have lived there with my parents 10 plus years"</i></p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>

Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
202		<p><u>Location:</u> Submission relates to all properties within Lower Barwon along river frontage.</p> <p><u>Property:</u> 40 Jendes Lane, Charlemont</p>	<p><u>Property:</u> 40 Jendes Lane, Charlemont:</p> <p><input type="checkbox"/> LSIO to be removed.</p> <p><input checked="" type="checkbox"/> FO to be removed.</p> <p><input checked="" type="checkbox"/> LSIO1 to be applied.</p> <p><input checked="" type="checkbox"/> FO1 to be applied.</p>			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Recent development <p><u>Quotes From Submission:</u></p> <p><i>"In July 2020, the Coorangamite Catchment Water Authority completed works that replaced the Lower Barwon River Tidal Barrier, a fixed crest weir that included a twin gate adjustable flood gate weir. Since this upgrade, as landowners with river frontage, we have observed a persistent increase in the river height and, more concerning, an increase in the flooding of private properties due to the river over-topping levee banks during un-remarkable rainfall events."</i></p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council's main Part B submission - Section C 'Response to Submissions and Evidence' for a response to each theme.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>
214		<p>Site specific objection however no property address provided.</p>	X	X	X	<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Impact on insurance - Impact on property values <p><u>Quotes From Submission:</u></p> <p><i>"I object to the amendment proposal as it will affect my property value and also my insurance premiums"</i></p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council's main Part B submission - Section C 'Response to Submissions and Evidence' for a response to each theme.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>
219		<p><u>Location:</u> Submission relates to entire amendment</p> <p><u>Property:</u> 1741-1769 Barwon Heads Rd Connewarre</p>	<p><u>Property:</u> 1741-1769 Barwon Heads Rd Connewarre:</p> <p><input type="checkbox"/> LSIO to be removed.</p> <p><input type="checkbox"/> FO to be removed.</p> <p><input checked="" type="checkbox"/> LSIO1 to be applied.</p> <p><input checked="" type="checkbox"/> FO1 to be applied.</p> <p><input checked="" type="checkbox"/> LSIO2 to be applied.</p>			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Changes to LSIO and FO schedules <p><u>Quotes From Submission:</u></p> <p><i>"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."</i></p> <p><i>"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."</i></p> <p><i>"Tighter planning rules need to be applied and enforces."</i></p> <p><i>"... I do not support any lifting of the need for planning permits but rather suggest a more stringent and conservation approach is required."</i></p> <p><i>"We need to protect our Ramsar Wetland and not give people even the tiniest way of contributing to its destruction."</i></p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council's main Part B submission - Section C 'Response to Submissions and Evidence' for a response to this theme.</p> <p>Concerns regarding the new exemptions in the overlay schedules have been noted. However, as stated in the Council minutes of 14 Dec 2021 in response to theme based submissions, 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. The exemptions were prepared in consultation with the CCMA - the floodplain management authority as recommended in <i>Planning Practice Note 12 Applying the flood provisions in planning schemes (PPN12)</i>.</p> <p>The approach of reducing permit requirements is in line with PPN12 which states: "The principal benefit of 'scheduling out' specific buildings and works is that the planning permit application process will be more streamlined. The effective use of schedules should reduce the number of planning permit applications the council and the flood plain management authority need to process."</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping and schedules are to be implemented.</p>

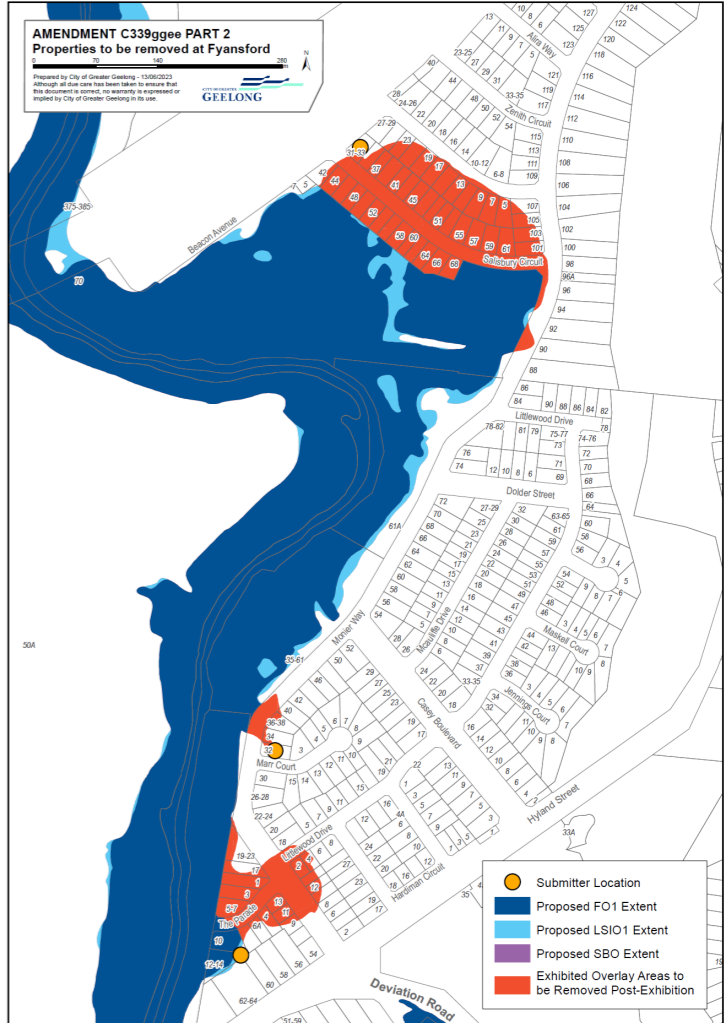
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
227	Hollingsworth	<u>Property:</u> 121-125 Sheepwash Road, Barwon Heads	<u>Property:</u> <input type="checkbox"/> LSIO to be removed. <input checked="" type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input type="checkbox"/> FO1 to be applied. <input checked="" type="checkbox"/> LSIO2 proposed to be altered.			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - No history of flooding - Challenges flood modelling <p><u>Quotes From Submission:</u></p> <p><i>"Our property is in fact 1651 square meters, we do not understand why this overlay now effects our entire land area."</i></p> <p><i>"we challenge the evidence suggesting that this would ever occur."</i></p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Furthermore, the exhibited flood mapping does not cover the entire property.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>
251	Johns	<u>Property:</u> 435 Cochranes Road, Waurin Ponds	<u>Property:</u> <input type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - No history of flooding - Impact on property values <p><u>Quotes From Submission:</u></p> <p><i>"My property actually backs onto the Waurin Ponds Creek in Cochranes Rd and approx. 1/3 of this will be affected by this proposed amendment. In all the time I have lived here the creek has actually never "broken its bank" and flooded any of my block. Included in this time was the major rain event in the early 2000's (unable to remember the exact date) when we received 215mm in 36 hours (Geelong and Winchelsea received a little over 100mm in the same period). During this rain event the bridge over the creek near Kingsbury Lane was severely damaged and subsequently replaced. The creek level at this time was still approx. 600mm from breaking its banks onto my block. It would be hard to envisage another rain event worse than that."</i></p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>

Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
252		<p><u>Location:</u> General Submission about Amendment</p> <p><u>Property:</u> 39 Tannery Road, Charlemont</p>	<p><u>Property:</u></p> <p><input type="checkbox"/> LSIO to be removed.</p> <p><input checked="" type="checkbox"/> FO to be removed.</p> <p><input checked="" type="checkbox"/> LSIO1 to be applied.</p> <p><input checked="" type="checkbox"/> FO1 to be applied.</p>			<p>ACCEPTS AMENDMENT.</p> <p><u>Quotes Form Submission:</u> "I have no objection to this amendment".</p>	<p><u>Final Council Position:</u> The exhibited flood overlay mapping is to be implemented.</p>
265	Knight	<p><u>Location:</u> Sommers and Frank Street, Belmont.</p> <p><u>Property:</u> 7 Sommers Street, Belmont</p>	<p><u>Property:</u></p> <p><input checked="" type="checkbox"/> LSIO to be removed.</p> <p><input type="checkbox"/> FO to be removed.</p> <p><input checked="" type="checkbox"/> LSIO1 to be applied.</p> <p><input checked="" type="checkbox"/> FO1 to be applied.</p>			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Challenges flood modelling - Impact on property values <p><u>Quotes From Submission:</u> "...likely to introduce ongoing costs and other issues for the residences that have been listed in the report by consultant Water Technology."</p> <p><u>Warwick Bishop Summary of Submission:</u> Impacts of vegetation and "greening" on flood mitigation? Why has overlay changed from LSIO to FO1 when extent is the same? Is the application of "worst-case" events to determine overlays used by other planning bodies and appropriate? Overlays will increase cost of property maintenance and insurance. Propose area stays in LSIO1.</p>	<p><u>Council Response:</u> Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p><u>Warwick Bishop Expert Evidence (Page 30 of Expert Opinion Report)</u> The figure below shows colour-shaded topography, with the site outlined in red. The topography 1 m contours are also shown with levels marked. The applicable 1% AEP flood height at this location is around 5.7 m AHD. The figure below shows this site slopes from south to north. The lowest part of the property is at the street frontage, around 4.7 m AHD which would result in maximum flood depths of up to 1 m which places this land in a high flood hazard category. The depth of potential flooding in the street for access to this property reinforces the high hazard.</p> <p>The application of the 1% AEP design flood for planning purposes is entirely consistent with planning policy and practice across Victoria and is the same as that used for other planning scheme amendments. Matters related to flood insurance have been covered in previous sections.</p> <p><i>Continues next page.</i></p>

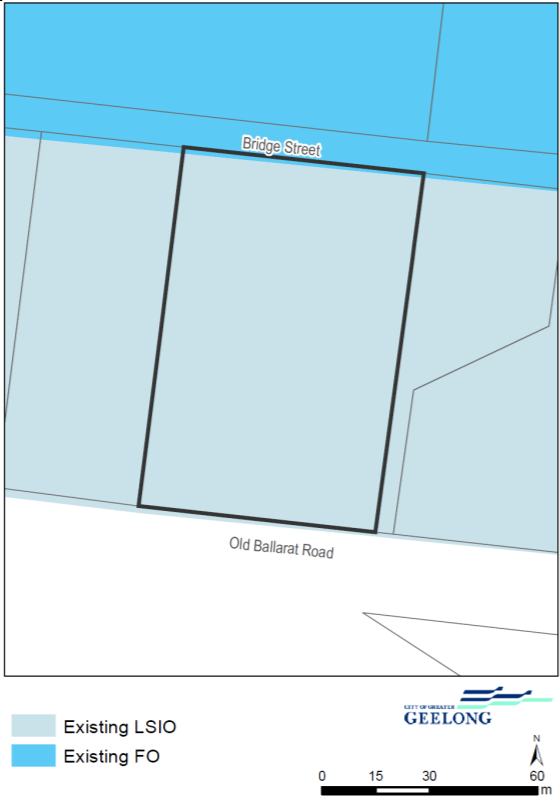
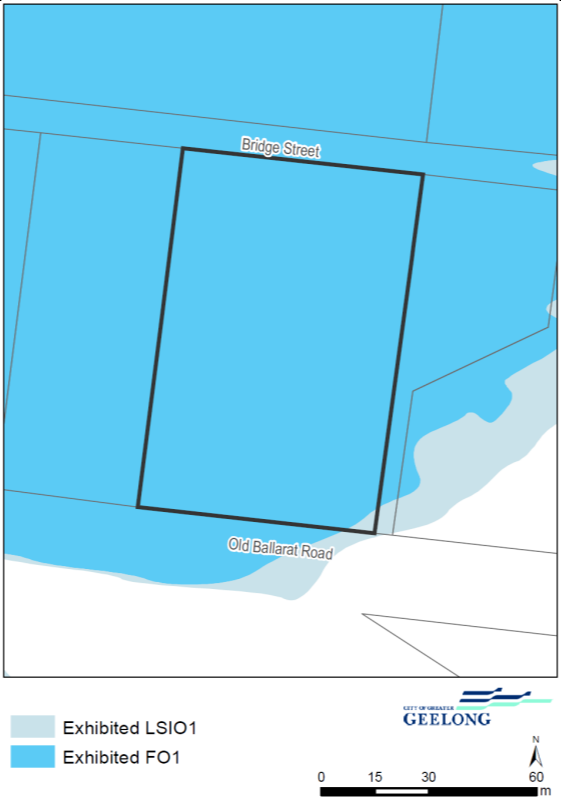
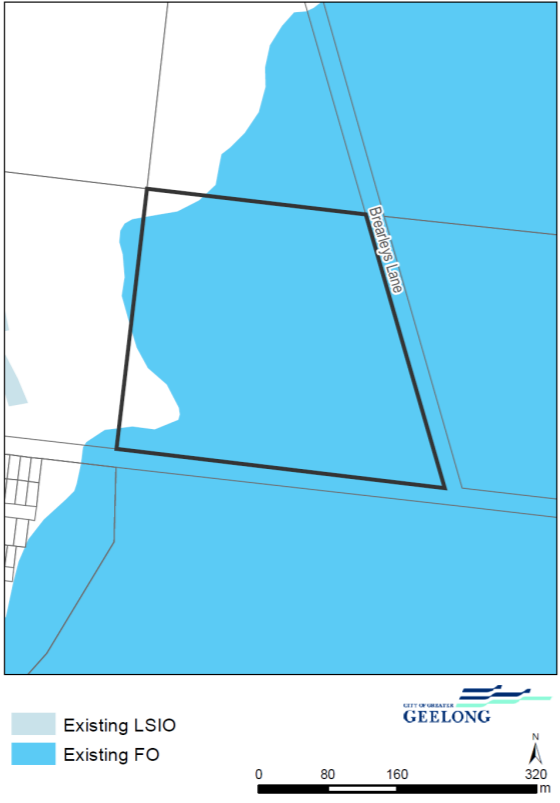
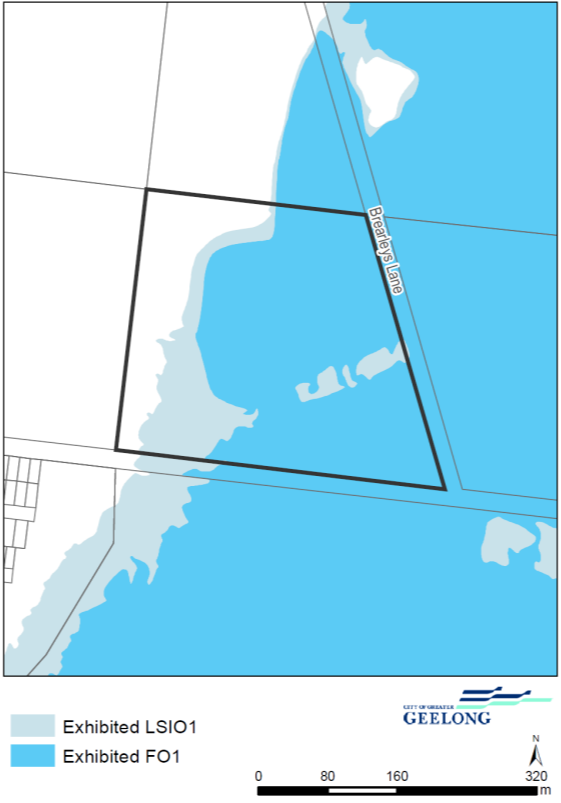
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
							<u>Final Council Position:</u> The exhibited flood overlay mapping is to be implemented.
266	Konstadino poulos	<u>Location:</u> General Submission about Amendment	N/A	N/A	N/A	<u>Quotes From Submission:</u> "We OBJECT to the amendment concerning the flood overlays."	<u>Council Response:</u> Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme. <u>Final Council Position:</u> The exhibited flood overlay mapping is to be implemented.
269	KVA Design	<u>Property:</u> 12-14 The Parade, Fyansford	<u>Property:</u> <input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<u>Key Themes Raised:</u> - Drainage - Recent development <u>Quotes From Submission:</u> "We are seeing if the new proposed Fyansford subdivision works which are getting close to being finished to our direct north of our site have been taken into consideration with these new flood overlays and water flows?" <u>Warwick Bishop Summary of Submission:</u> Seek clarification on the impact of surrounding development on flood levels and mapping.	<u>Council Response:</u> This was one of the complex submissions in the Fyansford area that was assessed by Water Technology as part of the City’s C399qgee Review of Complex Submissions Lara, Fyansford and Avalon July 2022 The review was considered at the Council meeting of September 2022 and the City recommended that the property at 12-15 The Parade Fyansford remains within the flooding extent. The limit of the flood protection works within Fyansford do not extend to the property and as such given the low ground levels within the property and adjacent road the area is likely to be inundated during the 1% AEP flood event. Furthermore, the submission was referred to Warwick Bishop for further review. <u>Warwick Bishop Expert Evidence (Page 31 of Expert Opinion Report)</u> The Lower Barwon and Lower Moorabool Flood Study was based on survey data collected in January 2017. Ground levels on the subject property are understood to range between 7.1 – 7.6 m AHD. The 1% AEP design flood level and corresponding flood extent on which the overlays are based is around 8.15 m AHD in this area. The topographic data is shown in in the figure below, with the site boundary highlighted. At the time of the flood study the “Gen Fyansford” estate had commenced earthworks, but filling of this area had not been completed and fully developed ground levels were not included in the modelling or mapping. A detailed review of construction plans indicates that flood protection works within the estate do not extend to the subject property. The Gen Fyansford estate is filled above the applicable 1% AEP flood level to provide flood protection to all residential lots. Whilst it is acknowledged that the existing flood modelling within this section of the floodplain does not account for filling of the Gen Fyansford estate, the impact of filling is likely to be localised and only provide flood immunity to the areas shown to be filled above the applicable flood level. Having regard to this it is considered that the LSIO1 and FO1 extent at this location be clipped to the area of fill within the development. Noting that, as the site has not been filled, the overlay should remain on that land.

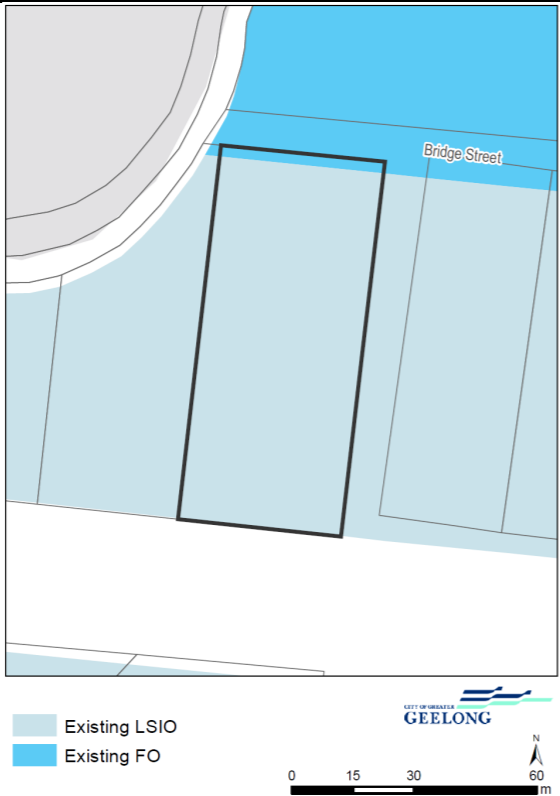
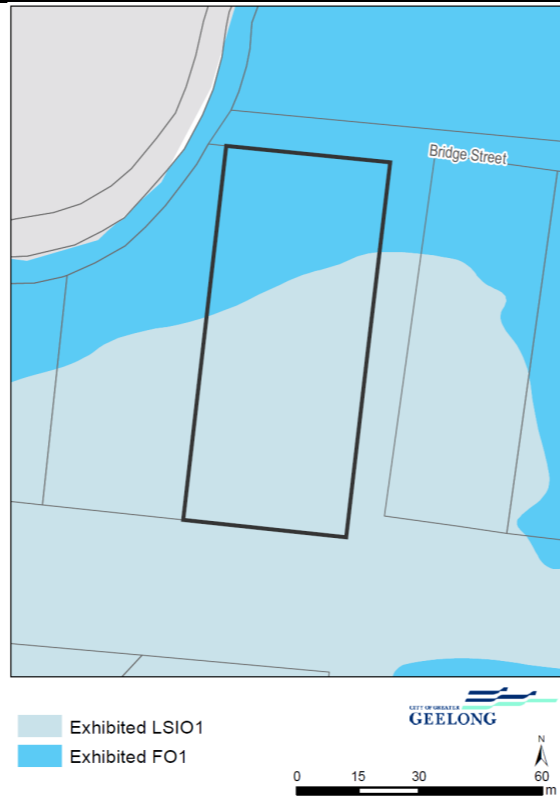
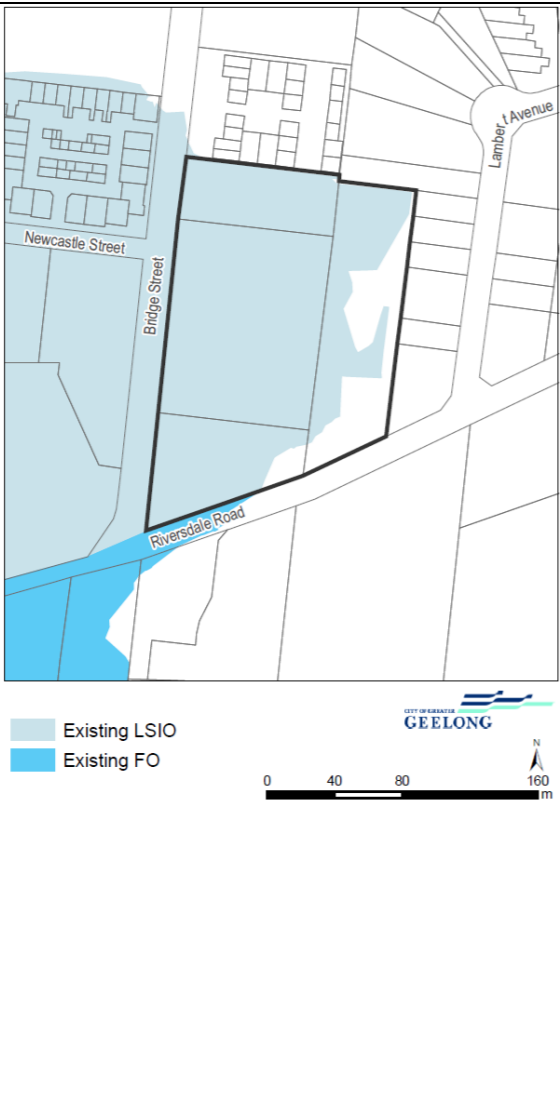
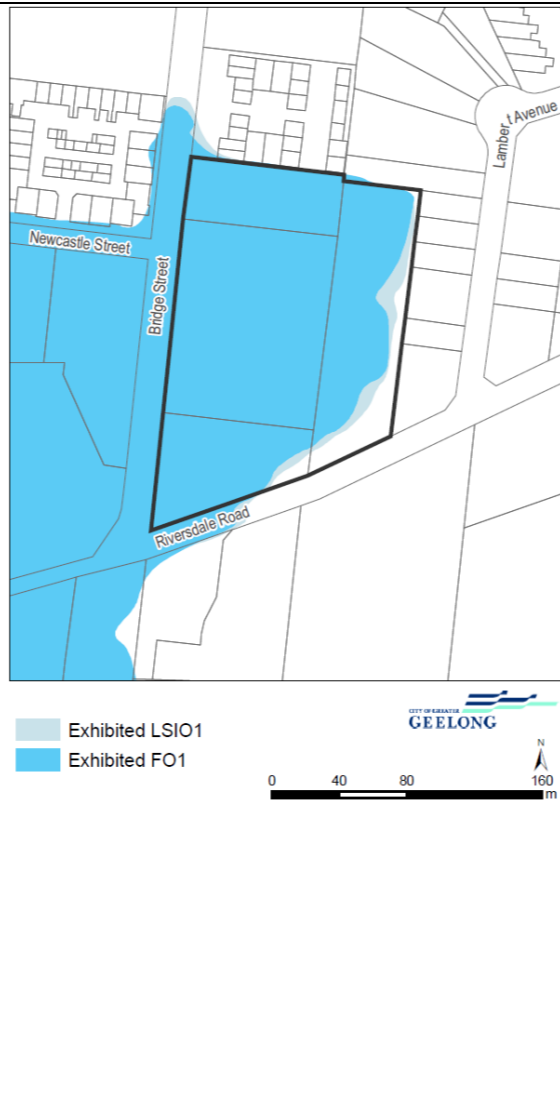
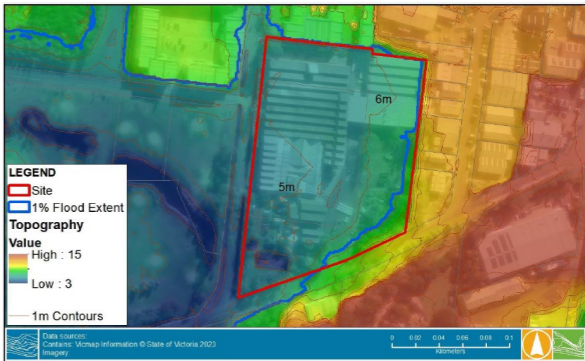


Final Council Position:
The exhibited flood overlay mapping is to be implemented on 12-14 The Parade, Fyansford.

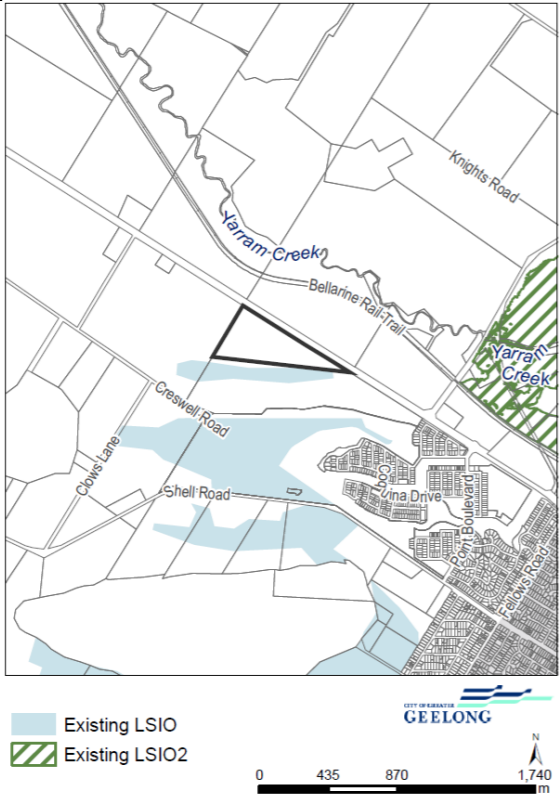
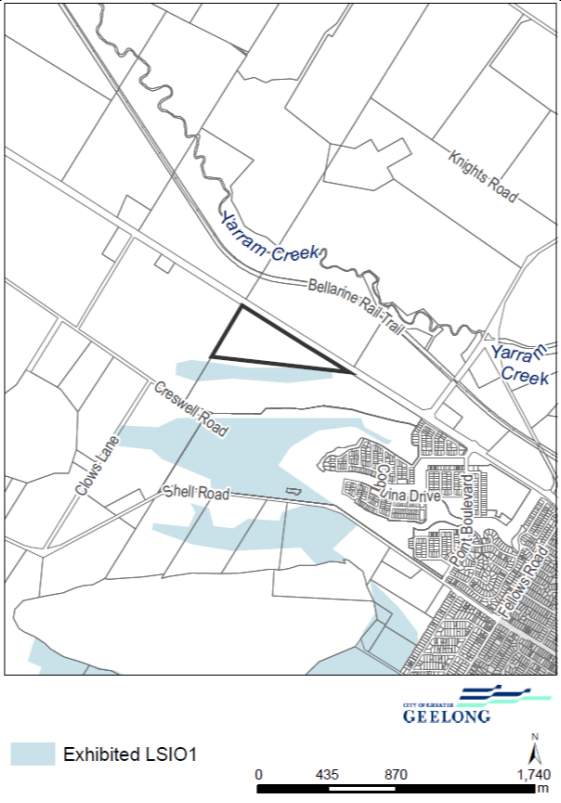
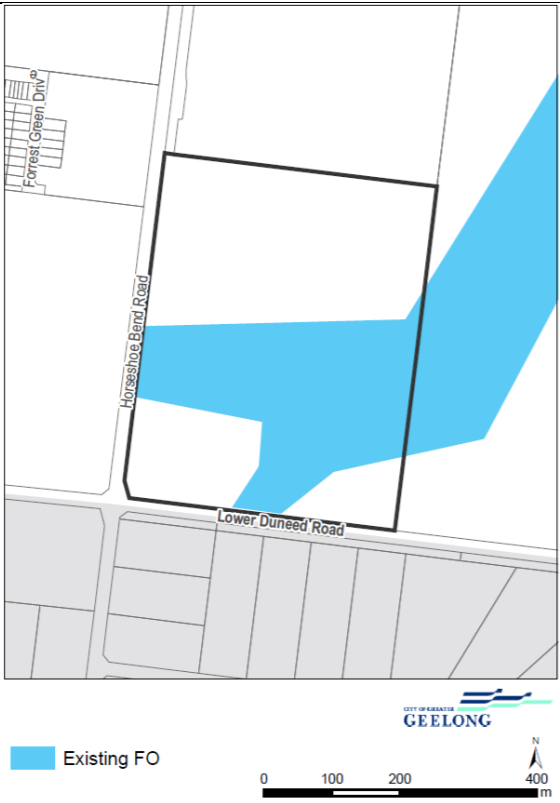
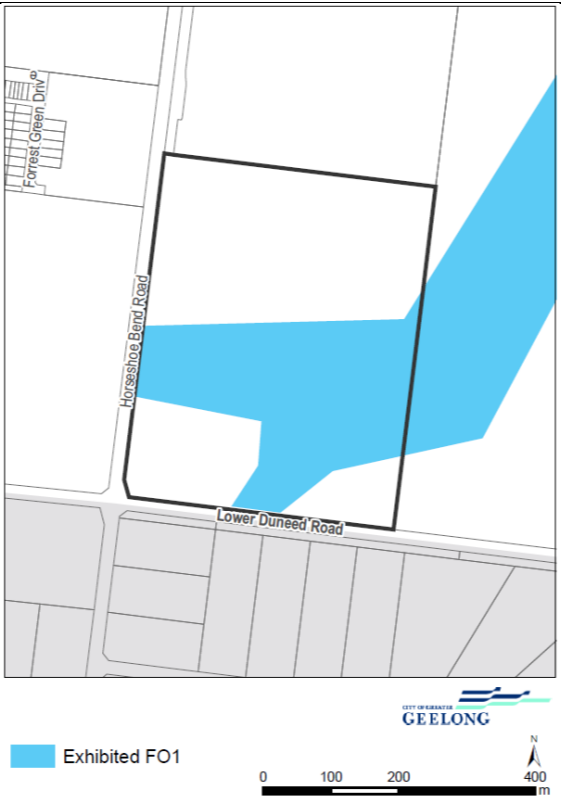
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
277	Lin	<p><u>Location:</u></p> <p>General Submission about Amendment</p>	N/A	N/A	N/A	<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Impact on property vales <p><u>Quotes From Submission:</u></p> <p><i>"The idea of proposed the inundation overlay will devalued of our property both in the short and long term."</i></p>	<p>Furthermore, The LSIO1 and FO1 is to be clipped within the nearby "Gen Fyansford" estate where filling has occurred since the original survey data was collected in 2017. The extent of the proposed clipping is illustrated on the below map:</p>  <p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>




Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
303	McCann	<u>Location:</u> Barwon River – Refer to Existing and Exhibited Maps.	Refer to 'Existing Flood Overlay Mapping' and 'Exhibited Flood Overlay Mapping'			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Challenges flood modelling <p><u>Quotes From Submission:</u></p> <p><i>"The proposal presented is to delete the lower barwon section shown on the existing extent map which I feel is a grave error as I have seen the areas marked in Red including the flat that is being used as a Tip Site, partly or wholly underwater."</i></p> <p><u>Warwick Bishop Summary of Submission:</u></p> <p>Concern regarding the reduction in flood extent based on experience of previous flooding.</p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p><u>Warwick Bishop Expert Evidence (Page 32 of Expert Opinion Report)</u></p> <p>It appears there may have been some mis-labelling of maps and resulting lack of clarity regarding what is proposed in the area highlighted by the submitter. The updated amendment maps show that the existing FO mapped area will be deleted, however it will be replaced by FO1 and LSIO1 areas that cover the area of concern highlighted. This is highlighted in the two figures below.</p> <p><u>Area of concern</u></p> <p><u>Proposed overlays in this area</u></p> <p><u>Final Council Position:</u></p> <p>Applying the exhibited flood mapping will address the submitters concerns. The exhibited flood overlay mapping is to be implemented.</p>
321	Melbourne Water	<u>Location:</u> General Submission about Amendment	N/A	N/A	N/A	SUPPORTS AMENDMENT.	<p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>

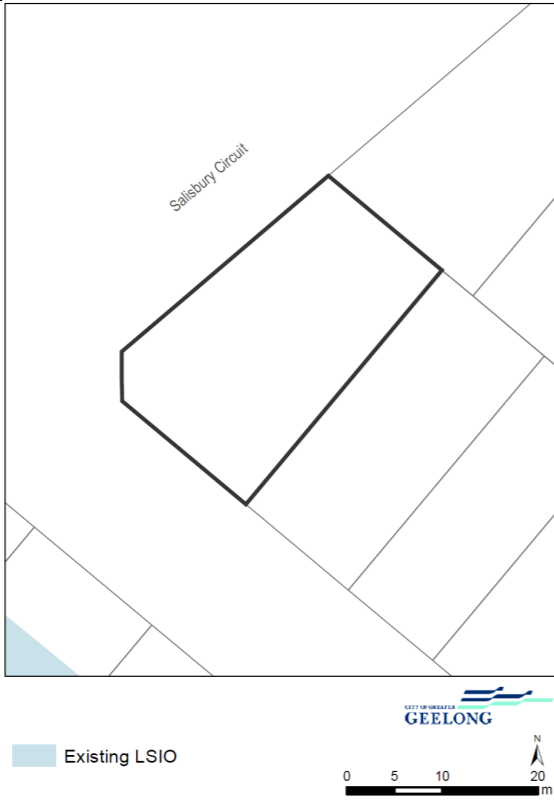
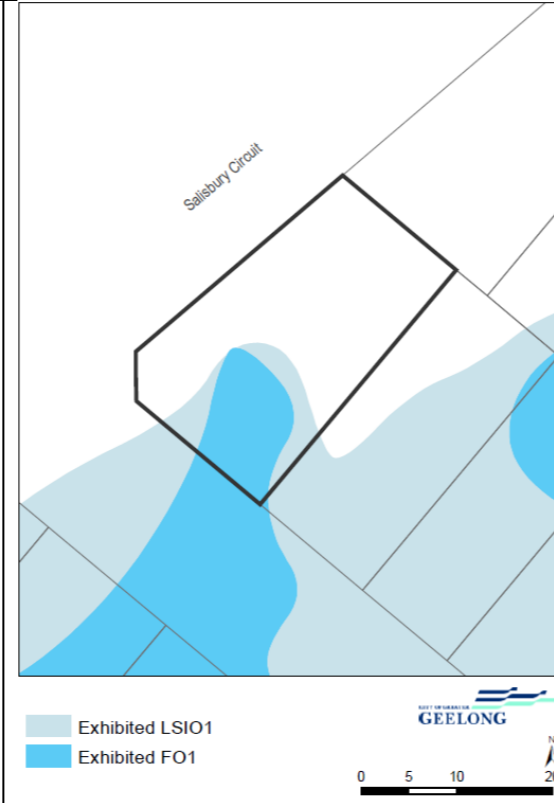
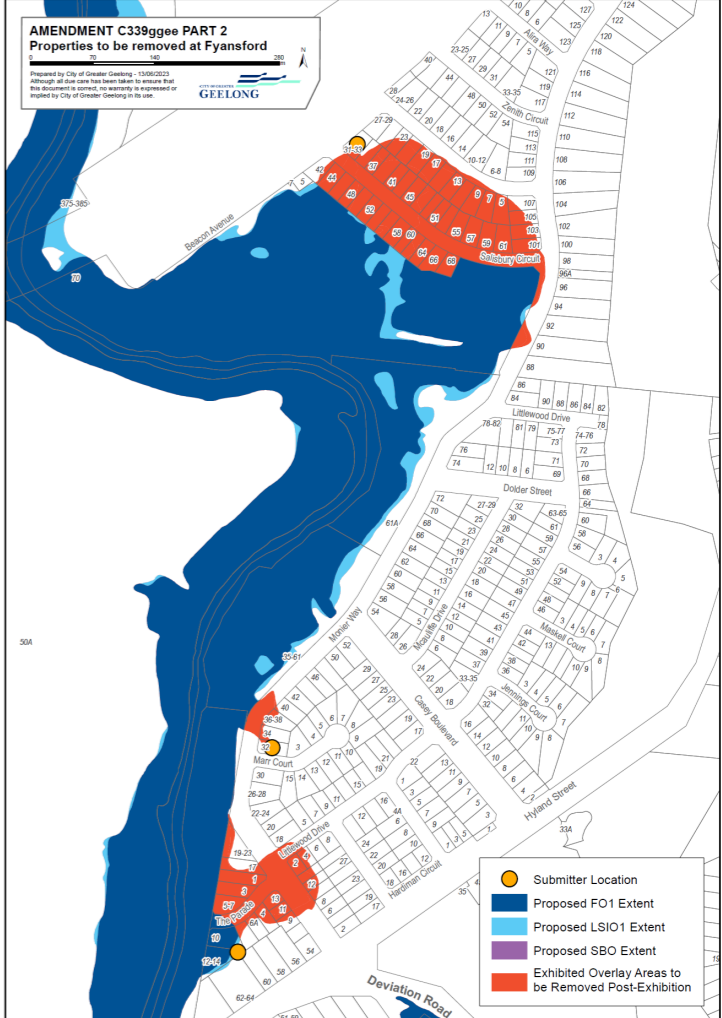
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
332	Moore	<u>Property:</u> 85 Old Ballarat Road, Batesford	<u>Property:</u> <input checked="" type="checkbox"/> LSIO to be removed. <input checked="" type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<u>Key Themes Raised:</u> - Impact on insurance - Impact on property values <u>Quotes From Submission:</u> <i>"I oppose the admendments as Barwon water controls the flow of water The price of my property will fall and insurances will rise"</i>	<u>Council Response:</u> Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme. <u>Final Council Position:</u> The exhibited flood overlay mapping is to be implemented.
345		<u>Property:</u> 71-103 Brearleys Lane, Charlemont	<u>Property:</u> <input type="checkbox"/> LSIO to be removed. <input checked="" type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			COMMENT ONLY.	<u>Final Council Position:</u> The exhibited flood overlay mapping is to be implemented.
350	Nguyen	<u>Location:</u> General Submission about Amendment	N/A	N/A	N/A	COMMENT ONLY. <u>Quotes From Submission:</u> <i>"Rezone a small number of property"</i>	<u>Final Council Position:</u> The exhibited flood overlay mapping is to be implemented.

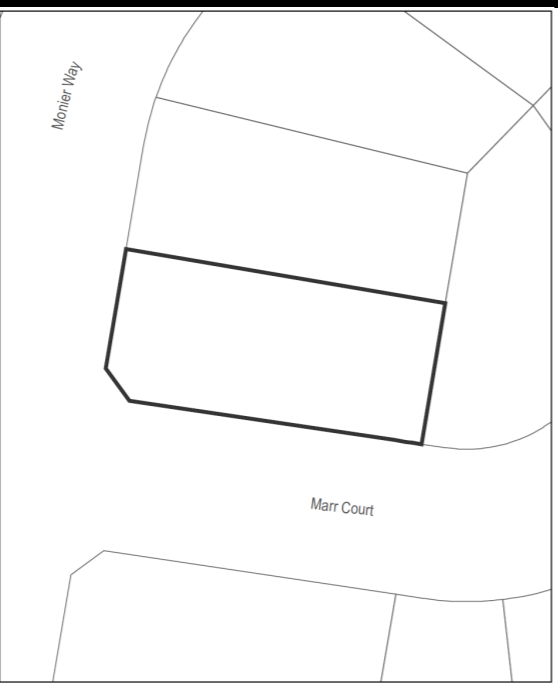

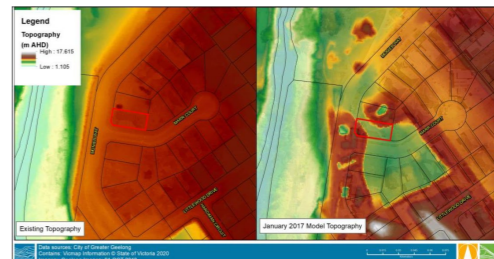
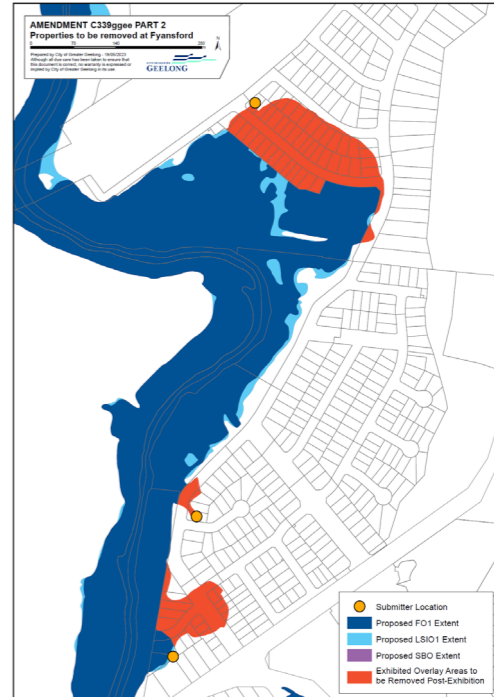
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
355		Property: 130 Bridge Street, Batesford	Property: <input checked="" type="checkbox"/> LSIO to be removed. <input checked="" type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			Key Themes Raised: <ul style="list-style-type: none"> - Impact on property values 	Council Response: Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme. Final Council Position: The exhibited flood overlay mapping is to be implemented.
358	Novo Planning for EP Robinson	Property: 13 Bridge Street, Newtown	Property: <input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			Key Themes Raised: <ul style="list-style-type: none"> - Impact on insurance - Impact on property values Quotes From Submission: <i>“The identification of the land as ‘high risk from flooding’ is likely to impact on business operations, including insurance. It is therefore requested that the FO1 is not applied to the land proposed in Map 49LSIO-FO in the exhibited amendment, and the existing planning overlays are retained.”</i> Warwick Bishop Summary of Submission: Request that FO1 is not applied to the land and existing overlays are retained.	Council Response: Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme. Furthermore, the submission was referred to Warwick Bishop for further review. Warwick Bishop Expert Evidence (Page 33 of Expert Opinion Report) The figure below shows colour-shaded topography, with the site outlined in red. The topography 1 m contours are also shown with levels marked. The applicable 1% AEP flood height at this location is around 6.8 m AHD. The figure below shows this site slopes down from east to west. Most of the site is below 6 m AHD in elevation, which would result in maximum flood depths of greater than 0.6 m which places this land in a high flood hazard category. The application of the floodway overlay, rather than the land subject to inundation overlay is appropriate. From a practical perspective, apart from the recognition of higher site hazard and limitation on sub-division, the planning requirements for the LSIO and FO are similar. I would not expect the change to FO to have any impact on the development or operational potential of the land. This is determined by the flooding characteristics of the site which are not affected by the change in overlay.  Final Council Position: The exhibited flood overlay mapping is to be implemented.

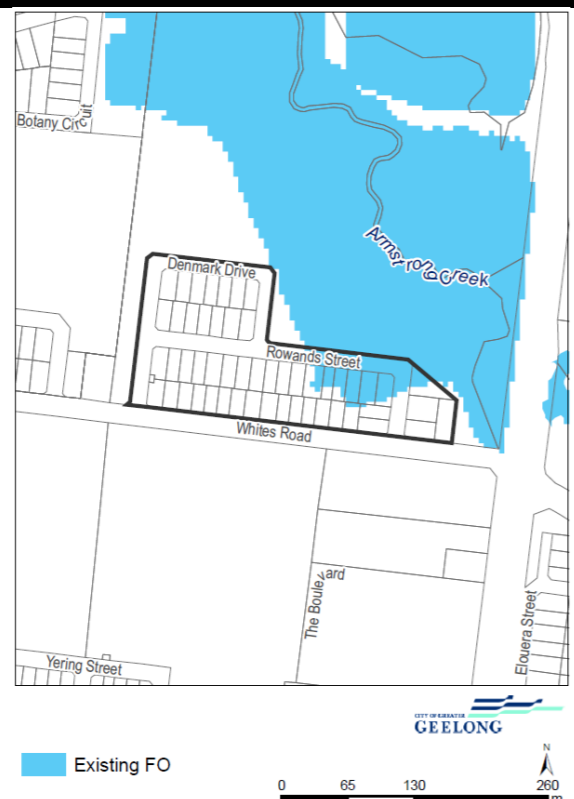
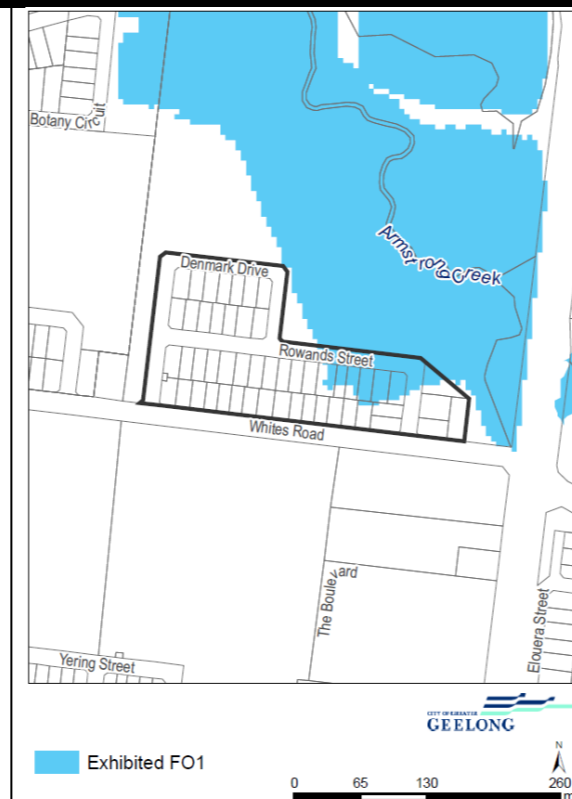
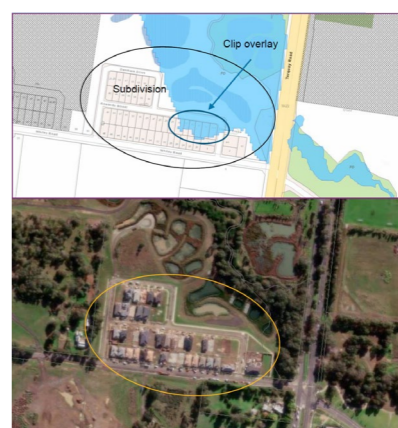
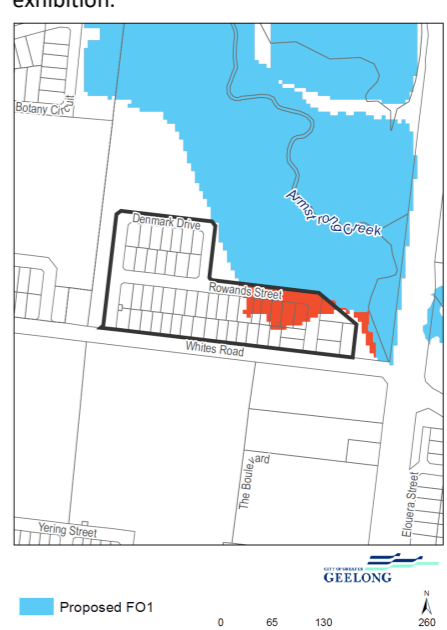
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
364	Ollis	Property: 1 River Street, Batesford	Property: <input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<p>Key Themes Raised:</p> <ul style="list-style-type: none"> - No history of flooding - Impact on insurance - Impact on property values <p>Quotes From Submission:</p> <p>“...we are very concerned of the impact on us financially if the new Overlay to Floodway takes place.”</p>	<p>Council Response:</p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Final Council Position:</p> <p>The exhibited flood overlay mapping is to be implemented.</p>
368	Palmer	Property: 2 and 2A Tegwen Street, Belmont	Property: <input type="checkbox"/> LSIO to be removed. <input checked="" type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<p>Key Themes Raised:</p> <ul style="list-style-type: none"> - Topography - Recent development - Challenges flood modelling <p>Quotes From Submission:</p> <p>“Based on the above the LSIO1-Land subject to Inundation Overlay for 2 and 2A Tegwen Street doesn’t seem logical, when the ground level has been raised when the shed was built.”</p> <p>Warwick Bishop Summary of Submission:</p> <p>Land was filled when shed was built and is same level as the property on corner of Park and Tegwen Street (8 Park Street) and higher than Tegwen Street.</p>	<p>Council Response:</p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p>Warwick Bishop Expert Evidence (Page 34 of Expert Opinion Report)</p> <p>The figure below shows colour-shaded topography, with the site outlined in red. The topography 1 m contours are also shown with levels marked. The applicable 1% AEP flood height at this location is around 4.9 m AHD. The figure below shows this site slopes down from west to east. Approximately half the site is above 5 m AHD in elevation, and the rest is slightly below this level. Maximum depths across the site and in the street are generally less than 0.3 m which places this land in a low flood hazard category.</p> <p>The lidar survey suggests the site is slightly lower than 8 Park Street, which explains why the overlay does not extent onto that land.</p> <p>The survey levels used to develop the mapping are derived from lidar data. This is generally quite accurate and is appropriate for flood mapping purposes. There may be small differences between the lidar values and a high-accuracy local survey. If a planning application for the site is made, local detailed survey would be taken into account by the CCMA and Council in the assessment process.</p> <p>Final Council Position:</p> <p>The exhibited flood overlay mapping is to be implemented.</p>



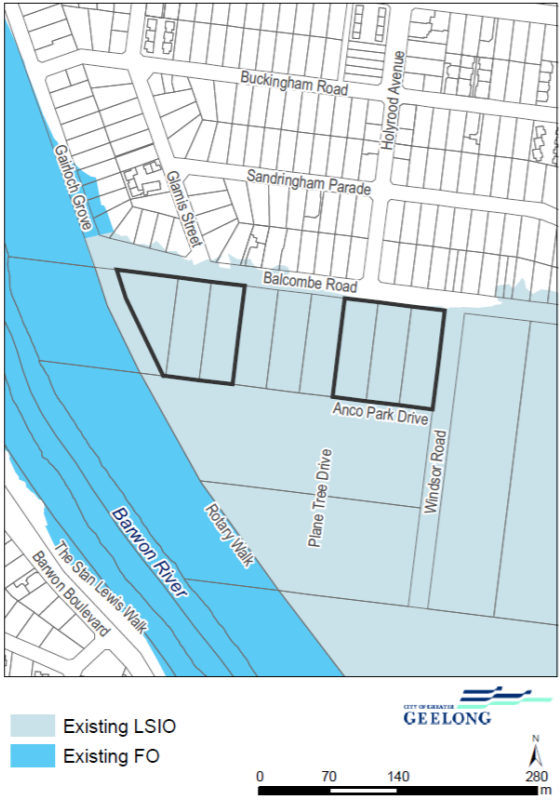
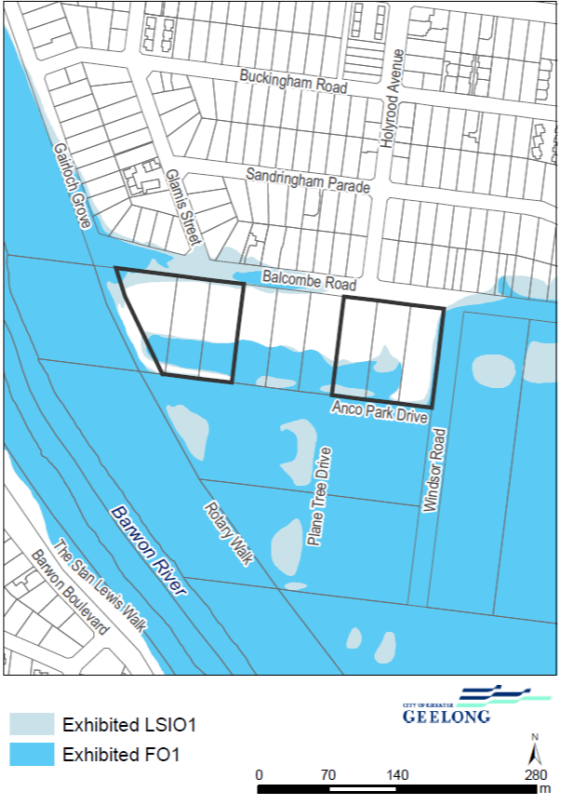
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
369		<u>Property:</u> 2132-2140 Bellarine Highway, Point Lonsdale	<u>Property:</u> <input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input type="checkbox"/> FO1 to be applied.			<u>Key Themes Raised:</u> - N/A General comments made regarding Climate Change, Urban Growth Boundaries and The Pandemic.	<u>Council Response:</u> Comments have been noted. <u>Final Council Position:</u> The exhibited flood overlay mapping is to be implemented.
372	Parrot	<u>Location:</u> General Submission about Amendment	N/A	N/A	N/A	<u>Key Themes Raised:</u> - N/A <u>Quotes From Submission:</u> "I oppose to the Amendment C339 - Flood Overlays and Zones (Lara Flood Study, Lower Barwon & Moorabool Rivers, Bellarine Peninsula Coastal Hazard)."	<u>Final Council Position:</u> This is a general objection. The exhibited flood overlay mapping is to be implemented with changes as documented in this submission.
386	Pivot Homes	<u>Location:</u> Armstrong Creek <u>Property:</u> 167-201 Lower Duneed Road, Armstrong Creek.	<u>Property:</u> <input type="checkbox"/> LSIO to be removed. <input checked="" type="checkbox"/> FO to be removed. <input type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<u>Key Themes Raised:</u> - Drainage - Recent development <u>Quotes From Submission:</u> "why is not wirrilily now included now" "why has not the development improved the drainage?" "i have drained the block with a table drains i have not seen any serous flooding on the land with all the up grades to the stormer water system at armstrong creek I would like to think that with this the floods would be reduced i would like the council to do the figures to determine if the storm water plan works . to improve the drainage on my land ."	<u>Council Response:</u> Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme. Furthermore, the submission was referred to Warwick Bishop for further review. <u>Warwick Bishop Expert Evidence (Page 35 of Expert Opinion Report)</u> The segment of overlay that covers this property is shown in the Figure below. This is the same in both the overlays to be deleted and new overlay maps. This area is not associated with any of the recent flood studies that have informed the amendment and the information source for this flood extent is unclear. I note that the site is outside the Armstrong Creek Urban Growth Area. Any future significant development of the land would likely be associated with a rezoning. Future development of the land would provide the opportunity to address and mitigate flood issues with the potential to reduce the area subject to the FO control. For the present, the proposed amendment will not result in any change the existing flooding-related planning constraints on the site. <u>Warwick Bishop Summary of Submission:</u> Does the flood level height on the land relate to the Barwon River or poor drainage to the river. Has the downstream development improved drainage?

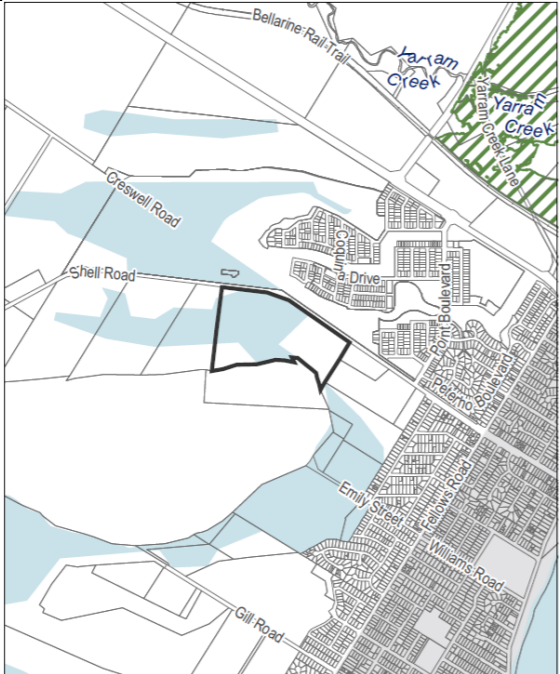
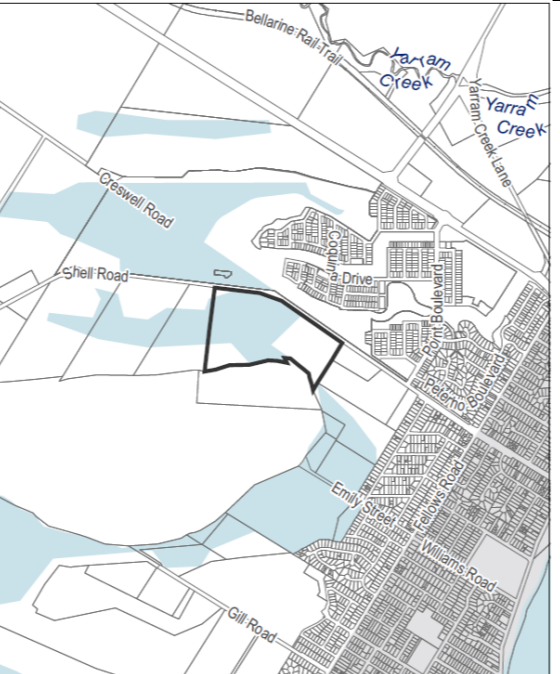
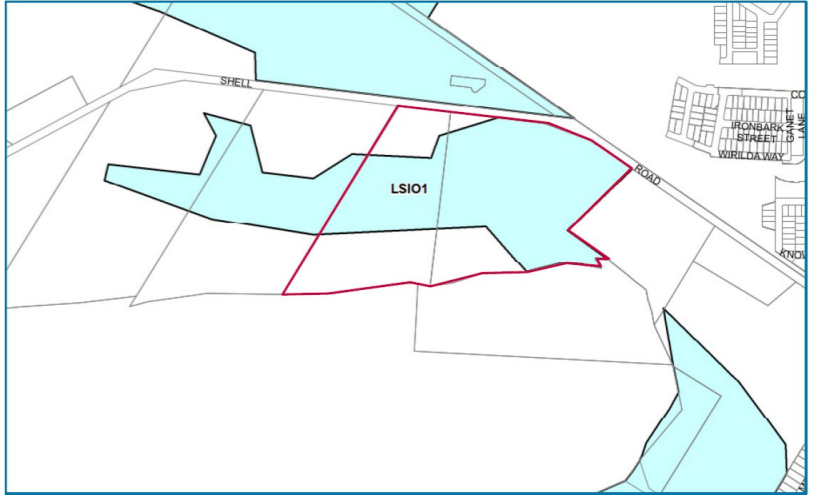
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
							<p data-bbox="2457 168 2908 210">GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee</p>  <p data-bbox="2160 672 2908 735">Final Council Position: The exhibited flood overlay mapping is to be implemented.</p>
418	[REDACTED]	<p data-bbox="261 745 391 861">Property: 4 Wirraway Crescent, Norlane</p>	<p data-bbox="400 745 563 1029">Property: <input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input type="checkbox"/> FO1 to be applied.</p>	 <p data-bbox="593 1438 1098 1491">Existing LSIO</p>	 <p data-bbox="1142 1438 1647 1491">Exhibited LSIO1</p>	<p data-bbox="1670 745 2136 777">Key Themes Raised:</p> <ul data-bbox="1670 787 2136 840" style="list-style-type: none"> - Drainage - Recent development <p data-bbox="1670 871 2136 903">Quotes From Submission:</p> <p data-bbox="1670 913 2136 1029">“...in the 30+ years we have lived (here having purchased our land and built prior to the listing) we have not seen any Council works applied which would lesson flood risk.”</p>	<p data-bbox="2145 745 2923 777">Council Response:</p> <p data-bbox="2145 787 2923 840">Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p data-bbox="2145 871 2923 903">Final Council Position:</p> <p data-bbox="2145 913 2923 945">The exhibited flood overlay mapping is to be implemented.</p>

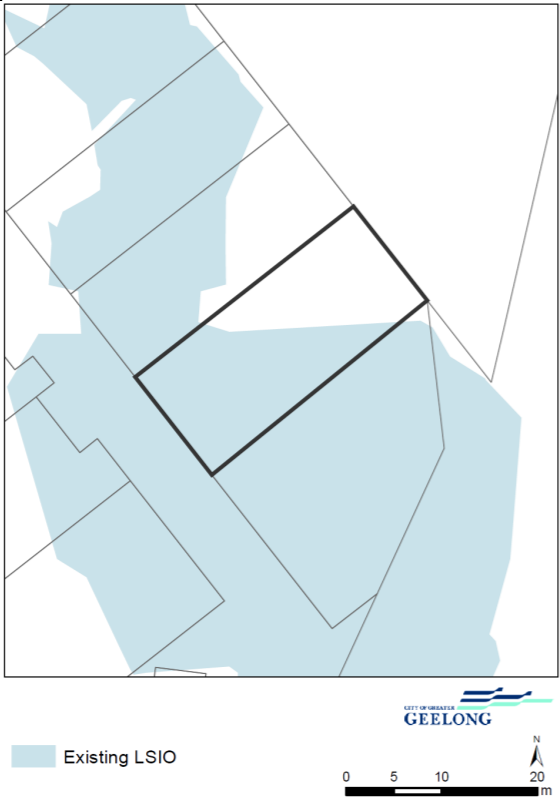
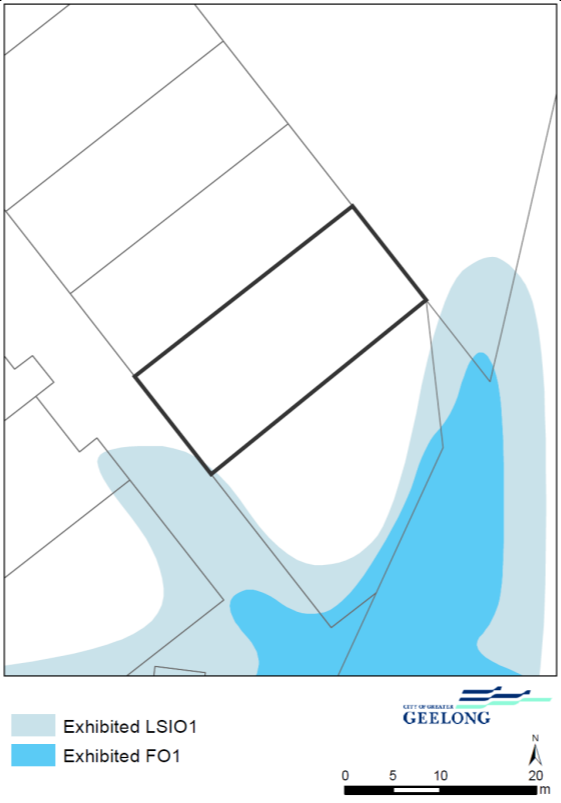
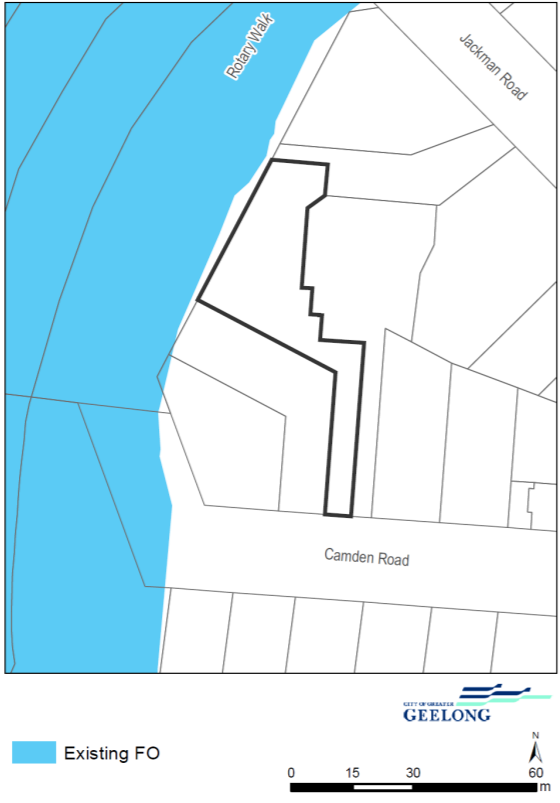

Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
434	Sawyer	Property: 31-33 Salisbury Circuit, Fyansford	Property: <input type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<p>Key Themes Raised:</p> <ul style="list-style-type: none"> - Challenges flood modelling - Impact on insurance - Impact on property <p>Quotes From Submission:</p> <p><i>"...If Council proceeds with subjecting our property to FO1 and/or LSIO1, it will have the following negative impacts to our property:</i></p> <p><i>De-value our property</i></p> <p><i>Increase Insurance costs</i></p> <p><i>Risks damaging our property and possessions</i></p> <p>We request that:</p> <p><i>our property is not subject to F1 and/or LSIO1;..."</i></p> <p>Warwick Bishop Summary of Submission:</p> <p>Property is not subject to flooding as it is part of a new estate designed to be protected from flooding.</p>	<p>Council Response:</p> <p>This was one of the complex submissions in the Fyansford area that was assessed by Water Technology as part of the City's C399ggee Review of Complex Submissions Lara, Fyansford and Avalon July 2022</p> <p>The review was considered at the Council meeting of September 2022 and the City recommended the removal and clipping of newly constructed properties from the flood overlays.</p> <p>Warwick Bishop Expert Evidence (Page 26 and 34 of Expert Opinion Report)</p> <p>The Lower Barwon and Lower Moorabool Flood Study was based on topographic survey collected in January 2017. At this time "The Heights" estate had commenced some earthworks, but filling of this area had not been completed. Hence raised ground levels resulting from the development were not incorporated into the hydraulic modelling. The 1% AEP design flood level in this area is around 8.3 m AHD. Approved plans provided to council indicate that ground levels within Salisbury Circuit and the sections shown to be flooded under the exhibited overlay have been raised to at least 9.4 m. The figure below shows the modelled and current topography.</p> <p>Lots within the Heights Estate are now higher than the applicable design flood level and would not be subject to inundation in a 1% AEP design flood. The exhibited overlay does not align with the likely flooding extent at this location. It is therefore appropriate that the mapping be clipped to the extent of filling within the Heights development.</p> <p>Final Council Position:</p> <p>The exhibited flood overlay mapping is to be clipped and properties removed, as illustrated below: Red = exhibited overlay areas to be removed post-exhibition.</p> 

Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
440	Schulz	Property: 32 Monier Way, Fyansford	Property: <input type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.	 <p style="text-align: center;">CITY OF GEELONG GEELONG</p> <p style="text-align: center;">0 5 10 20 m</p>	 <p style="text-align: center;">CITY OF GEELONG GEELONG</p> <p style="text-align: center;">0 5 10 20 m</p> <p> <input type="checkbox"/> Exhibited LSIO1 <input checked="" type="checkbox"/> Exhibited FO1 </p>	<p>Key Themes Raised:</p> <ul style="list-style-type: none"> - Topography - Challenges flood modelling - Impact on insurance <p>Quotes From Submission:</p> <p><i>“Our concern and objection with the submission are the possible insurance implications. A flood overlay of undefined dimension covering somewhat less than 20% of our block could add if a considerable cost to our house insurance should our insurance company take a pessimistic view of the ramifications (which they usually do).”</i></p>	<p>Council Response:</p> <p>This was one of the complex submissions in the Fyansford area that was assessed by Water Technology as part of the City’s C399ggee Review of Complex Submissions Lara, Fyansford and Avalon July 2022</p> <p>The review was considered at the Council meeting of September 2022 and the City recommended the removal and clipping of newly constructed properties from the flood overlays.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p>Warwick Bishop Expert Evidence (Page 36 of Expert Opinion Report)</p> <p>The Lower Barwon and Lower Moorabool Flood Study was based on topographic data collected in January 2017. At this time the “Gen Fyansford” estate had commenced earthworks but extensive filling of this area had not been completed. The 1% AEP flood level and corresponding flood extent on which the Land Subject to Inundation Overlay is based is around 8.15 m AHD in this area. It is understood that ground levels within the lowest sections of the estate have now been raised. Approved plans provided to council indicate that ground levels within Monier Way and the sections shown to be flooded in the exhibited C339 overlay have been raised to 9.3 – 9.6 metres AHD along Monier Way.</p> <p>The figure below shows a side-by-side comparison of the existing and flood-study topography, highlighted where the lots have been filled.</p> <p>The Gen Fyansford land levels are now higher than the applicable flood level and the associated residential lots would not be subject to inundation in a 1% AEP design flood. It is therefore recommended that the overlay maps be clipped to the extent of filling within this area of development.</p>  <p>Final Council Position:</p> <p>The exhibited flood overlay mapping is to be clipped and properties removed, as illustrated below: Red = exhibited overlay areas to be removed post-exhibition.</p> 

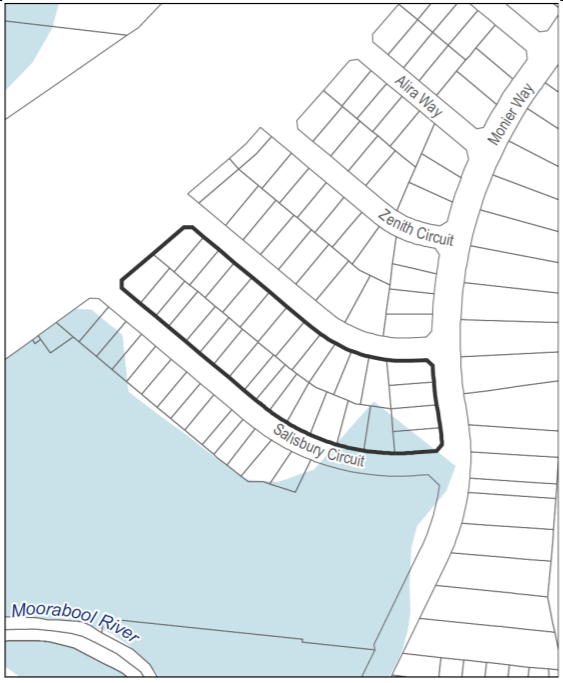
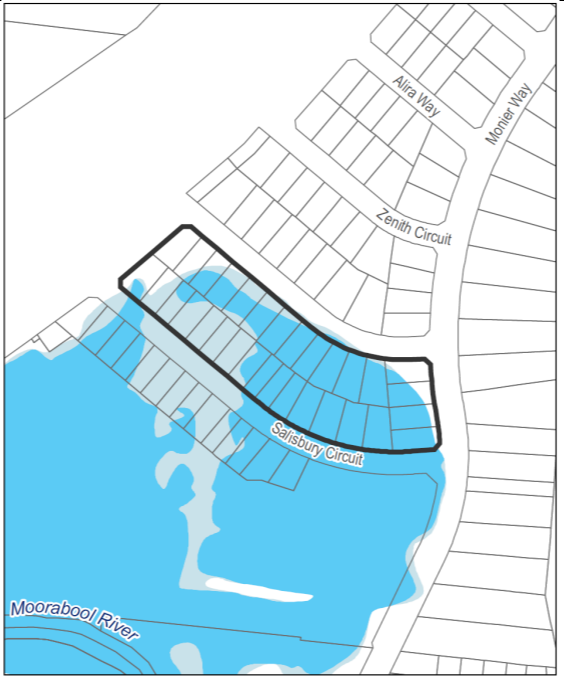
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
442	[REDACTED]	<p><u>Location:</u> Creek Estate</p>	<p><u>Location:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> LSIO to be removed. <input checked="" type="checkbox"/> FO to be removed. <input type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied. 			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Topography - Recent development - Challenges flood modelling <p><u>Quotes From Submission:</u></p> <p><i>"I have just developed the site into a 51 block housing development known as the Creek Estate. This area has been built up significantly and compacted some areas have risen over 2m and have had water retention basins built below alongside the Armstrong Creek. Looking at your proposed map I can easily see that it is now not accurate as the blue area runs across my clocks of land".</i></p> <p><u>Warwick Bishop Summary of Submission:</u></p> <p>Just developed 51 lot subdivision. The land has been filled and should not be covered by the FO1.</p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p><u>Warwick Bishop Expert Evidence (Page 36 of Expert Opinion Report)</u></p> <p>The proposed floodway overlay (FO1) covering part of this site is not changed from the present FO within the planning scheme. It is clear from VicPlan data and aerial imagery that the subdivision described by the submitter has been constructed (see figures below).</p> <p>Pending a check to ensure fill levels are appropriate to ensure this area is protected from flooding, the overlay in this area can be clipped to remove the new residential lots.</p>  <p><u>Final Council Position:</u></p> <p>During the Council Meeting on 24 August 2021, Council resolved to:</p> <p><i>“...revoke the Council designation of 12 December 2006 of flood affected land at The Creek Stage 1, Mount Duneed as liable to flooding pursuant to regulation 153 of the Building Regulations 2018.”</i> The recommendation was made by City Engineers due to the completion of approved internal works within The Creek Stage 1 subdivision.</p> <p>Council is confident that the fill levels within The Creek Stage 1 subdivision is appropriate, and that the area is protected from a 1% AEP flood event. Subsequently, Council recommends the exhibited flood overlay mapping is clipped, as illustrated below: Red = exhibited overlay areas to be removed post-exhibition.</p>  <p>On the 14 June 2023, the Floodplain Manager from the CCMA provided written confirmation in support of removing the above red areas from the proposed FO1.</p>

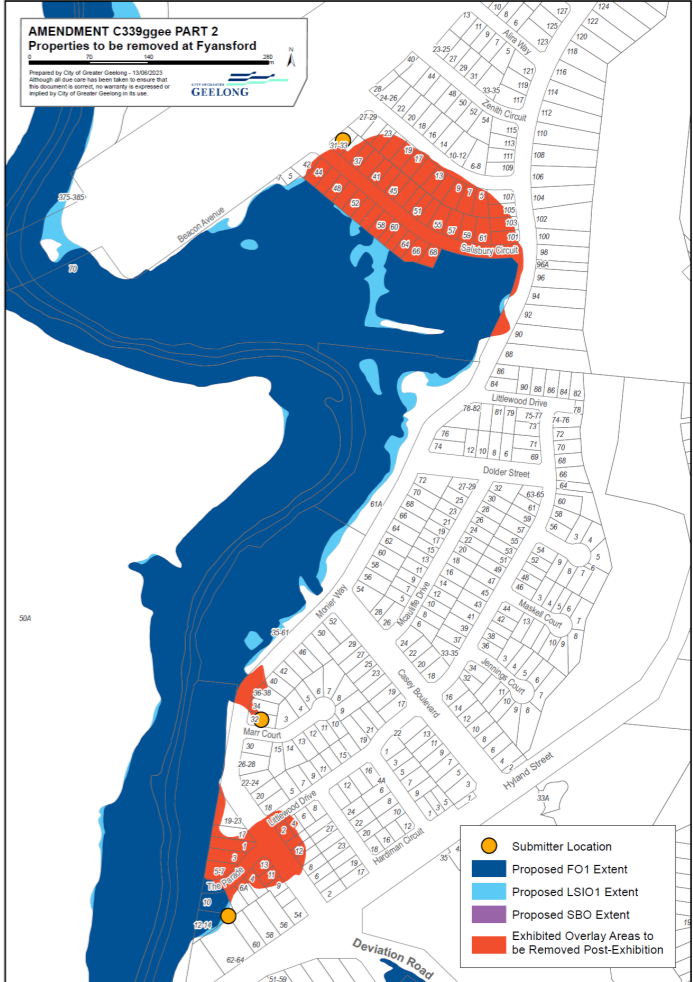
Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
452		<u>Location:</u> Land surrounding 70 Old Ballarat Road, Batesford	Refer to 'Existing Flood Overlay Mapping' and 'Exhibited Flood Overlay Mapping'			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Topography <p><u>Quotes From Submission:</u></p> <p><i>"Am I to believe the area identified as D-LSIO, namely both north and south of the A300 will in the event of a like flooding, remain free of inundation? The very topography would indicate otherwise."</i></p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council's main Part B submission - Section C 'Response to Submissions and Evidence' for a response to each theme.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p>
455	Sincock Planning for Malishev	<u>Property:</u> Six properties: 9, 11, 13, 21, 23, 25 Balcombe Road, Newtown	<p><u>Property:</u></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied. 			<p><u>Key Themes Raised:</u></p> <ul style="list-style-type: none"> - Topography - Recent development <p><u>Quotes From Submission:</u></p> <p><i>"Given this proposed change to the overlays, it would seem prudent to also consider the deletion of the Urban Floodway Zone at this time and replacement with a residential zone that better reflects the intent of the original subdivision and the current flood modelling."</i></p> <p><u>Warwick Bishop Summary of Submission:</u></p> <p>Land should be rezoned to residential from UFZ.</p>	<p><u>Council Response:</u></p> <p>Theme based response – Refer to Council's main Part B submission - Section C 'Response to Submissions and Evidence' for a response to each theme.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p><u>Warwick Bishop Expert Evidence (Page 37 of Expert Opinion Report)</u></p> <p>As I understand, no objection is raised to the proposed LSIO1 and FO1. The rezoning of the land from UFZ to a residential zone (or any other zone change) is not part of this amendment as I understand. From a floodplain management perspective I agree that UFZ does not appear to be an appropriate control to apply to the filled land along Balcombe Road.</p> <p><u>Final Council Position:</u></p> <p>The exhibited flood overlay mapping is to be implemented.</p> <p>The City will work with the submitter to rezone the properties on the southern side of Balcombe Rd from Urban Floodway Zone to Neighbourhood Residential Zone (potentially with a schedule with a minimum lot size) through a separate amendment.</p>

Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
469	[REDACTED]	Property: 592-670 Shell Road, Point Lonsdale.	Property: <input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input type="checkbox"/> FO1 to be applied.	 <p>Existing LSIO Existing LSIO2</p> <p>0 350 700 1,400 m</p>	 <p>Exhibited LSIO1</p> <p>0 350 700 1,400 m</p>	<p>Key Themes Raised:</p> <ul style="list-style-type: none"> - Topography - Challenges flood modelling <p>Quotes From Submission:</p> <p><i>“By definition, flood levels do NOT follow straight lines (with the exception of man-made levy banks and drainage easements) but rather the contours of the land. If follows that any maps relating to flood levels must be of proper contour maps and not simply follow ‘office generated straight lines.’”</i></p> <p>Warwick Bishop Summary of Submission:</p> <p>Overlay shape does not follow the natural contours of the land.</p>	<p>Council Response:</p> <p>Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme.</p> <p>Furthermore, the submission was referred to Warwick Bishop for further review.</p> <p>Warwick Bishop Expert Evidence (Page 36 of Expert Opinion Report)</p> <p>The area in question is displayed in the figure below, showing the proposed LSIO1 overlay. Whilst the shape of the inundation area has been simplified (by “blocking” with straight lines), the area is generally consistent with the predicted inundation extent shown in the Bellarine Peninsula - Corio Bay LCHA (Cardno 2015).</p> <p>The purpose of flood-related overlays is to trigger referral to the appropriate floodplain management authority when an application for development it made. This process would then require the specific topographic details of the site to be taken into account. One of the application requirements specified in the proposed schedule to the LSIO1 is for:</p> <p>“Relevant ground levels, to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.”.</p> <p>I therefore consider the proposed overlay covers an appropriate area to allow for the necessary referral process to occur and that sub-lot scale details of the flood extent are not necessary and can be determined as part of any future development application. In the case where more finely resolved map extents are provided in the overlay, the confirmation of levels and flood extent at the planning application stage is still required.</p>  <p>Final Council Position:</p> <p>This is existing flood overlay mapping and is not changed by either the Lower Barwon/Moorabool study or the Bellarine Peninsula Coastal Hazard Assessment (which is yet to be implemented in the Point Lonsdale area).</p> <p>The exhibited C339ggee flood overlay mapping is to be implemented which is the existing planning LSIO map with a new LSIO1 schedule.</p>

Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
483	Taylor	Property: Unit 26 - 12 Balcombe Road, Newtown	Property: <input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input type="checkbox"/> FO1 to be applied.			COMMENT ONLY. <u>Quotes from Submission:</u> "Our understanding of this amendment is to delete the current LSIO off our property and the proposed LSIO will not affect our land." "Can you confirm that our property will be considered flood free with this planning scheme amendment".	<u>Council Response:</u> In accordance with the 'Exhibited Flood Overlay Mapping' a small portion of LSIO1 is proposed to be applied in the southern corner of the subject lot. Upon review, the small segment of LSIO1 on the subject land is considered unnecessary. <u>Final Council Position:</u> The exhibited flood overlay mapping is to be clipped around the subject land.
488		Property: 135 North Road, Avondale Heights	X	X	X	Submission relates to property within the Lara Flood Study.	<u>Final Council Position:</u> Upon review, Submission 488 relates to a property within the Lara Flood Study. This component has been abandoned by Council. Subsequently the exhibited flood overlay mapping will not be implemented to this site.
492		Property: 110 Camden Road, Newtown	Property: <input type="checkbox"/> LSIO to be removed. <input checked="" type="checkbox"/> FO to be removed. <input type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<u>Key Themes Raised:</u> - No History of Flooding - Topography <u>Warwick Bishop Summary of Submission:</u> Never seen flooding in 44 years. Only a small portion of the site is covered. Should be removed from overlay.	<u>Council Response:</u> Theme based response – Refer to Council's main Part B submission - Section C 'Response to Submissions and Evidence' for a response to each theme. Furthermore, the submission was referred to Warwick Bishop for further review. <u>Warwick Bishop Expert Evidence (Page 39 of Expert Opinion Report)</u> The figure below shows colour-shaded topography, with the site outlined in red. The topography 1 m contours are also shown with levels marked. The applicable 1% AEP flood height in the Barwon River at this location is around 7.3 m AHD. The figure below shows this site slopes down from east to west. The site is elevated on high ground above the river. The majority of the site is well above 9 m AHD in elevation. There is an insubstantial line of land along the western boundary the slopes steeply down and is close to the flood level. The access to the site from the south is also many metres above the flood height. It would be appropriate to remove this lot entirely from the flood overlay. <u>Final Council Position:</u> The exhibited flood overlay mapping is to be clipped around the subject land.
514	Wadawurru ng	N/A	N/A	N/A	N/A	SUPPORTS AMENDMENT.	<u>Final Council Position:</u> The exhibited flood overlay mapping is to be implemented.

Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
	Aboriginal Corporation						
515	Wang	Property: 321-329 Barwon Heads Road, Charlemont	Property: <input type="checkbox"/> LSIO to be removed. <input checked="" type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			SUPPORTS AMENDMENT however issues raised. <u>Key Themes Raised:</u> - No history of flooding <u>Quotes From Submission:</u> <i>"I have lived at the address above many years, have not seen any flood in the area shown in this amendment. Therefore, I strongly support this amendment."</i>	<u>Council Response:</u> Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme. Furthermore, the flood mapping on the land is proposed to be marginally reduced. <u>Final Council Position:</u> The exhibited flood overlay mapping is to be implemented.
537	Wilson	Property: 9-13 River Street, Batesford	Property: <input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			<u>Key Themes Raised:</u> - No history of flooding - Drainage - Impact on insurance - Impact on property values <u>Quotes From Submission:</u> <i>"I object the new overlays I've lived here for 20 years no water ever on my land you guys need to get smarter with water management and not be looking for a easy out that will cost me more in insurance and less in property value"</i>	<u>Council Response:</u> Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme. <u>Final Council Position:</u> The exhibited flood overlay mapping is to be implemented.
538	Wilson	Property: 9-13 River Street, Batesford	Same as Submission 537	Same as Submission 537	Same as Submission 537	<u>Key Themes Raised:</u> - Impact on insurance - Impact on property values <u>Quotes From Submission:</u>	<u>Council Response:</u> Theme based response – Refer to Council’s main Part B submission - Section C ‘Response to Submissions and Evidence’ for a response to each theme. <u>Final Council Position:</u>

Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
544		Location: Salisbury Circuit	Refer to 'Existing Flood Overlay Mapping' and 'Exhibited Flood Overlay Mapping'			<p>"...I believe the amendment will effect our house prices and also insurance prices. Proposing changing our area to flood zone..."</p> <p>Key Themes Raised:</p> <ul style="list-style-type: none"> - Challenges flood modelling <p>Quotes From Submission:</p> <p>"I object to the amendment. When we purchased our block of land and subsequently built a house on it we were reassured that it was not in a flood zone area and the developer had carried out all the necessary elevation land surveys etc"</p>	<p>The exhibited flood overlay mapping is to be implemented.</p> <p>Council Response:</p> <p>This area was assessed by Water Technology as part of the City's C399ggee Review of Complex Submissions Lara, Fyansford and Avalon July 2022</p> <p>The review was considered at the Council meeting of September 2022 and the City recommended the removal and clipping of newly constructed properties from the flood overlays.</p> <p>Final Council Position:</p> <p>The exhibited flood overlay mapping is to be clipped and properties removed, as illustrated below: Red = exhibited overlay areas to be removed post-exhibition.</p>
549		Location: General Objection to Amendment		N/A	N/A	<p>Key Themes Raised:</p> <ul style="list-style-type: none"> - Impact on insurance - Impact on property values <p>Quotes From Submission:</p> <p>"I do not support the proposed Amendment..."</p>	<p>Council Response:</p> <p>Theme based response – Refer to Council's main Part B submission - Section C 'Response to Submissions and Evidence' for a response to each theme.</p> <p>Final Council Position:</p> <p>The exhibited flood overlay mapping is to be implemented.</p>
561	Corangamite CMA	General Submission	N/A	N/A	N/A	SUPPORTS AMENDMENT.	<p>Final Council Position:</p> <p>The exhibited flood overlay mapping is to be implemented.</p>



Sub No.	Surname	Location / Property of Concern	Proposed Overlay Changes	Existing Flood Overlay Mapping	Exhibited Flood Overlay Mapping	Summary of Submission	Council Response, Expert Evidence & Final Council Position
562	Tract Consulting for ANSEED	Property: 40-70 Windsor Road, Newtown.	Property: <input checked="" type="checkbox"/> LSIO to be removed. <input type="checkbox"/> FO to be removed. <input checked="" type="checkbox"/> LSIO1 to be applied. <input checked="" type="checkbox"/> FO1 to be applied.			OBJECTION WITHDRAWN 30/05/2023.	Final Council Position: The exhibited flood overlay mapping is to be implemented.
563	Collie Town Planners	Property: 103-215 Sparrovale Road, 155 Harriott Road and 641-655 Boundary Road, Charlemont	Refer to 'Existing Flood Overlay Mapping' and 'Exhibited Flood Overlay Mapping'			SUPPORTS AMENDMENT.	Final Council Position: The exhibited flood overlay mapping is to be implemented.

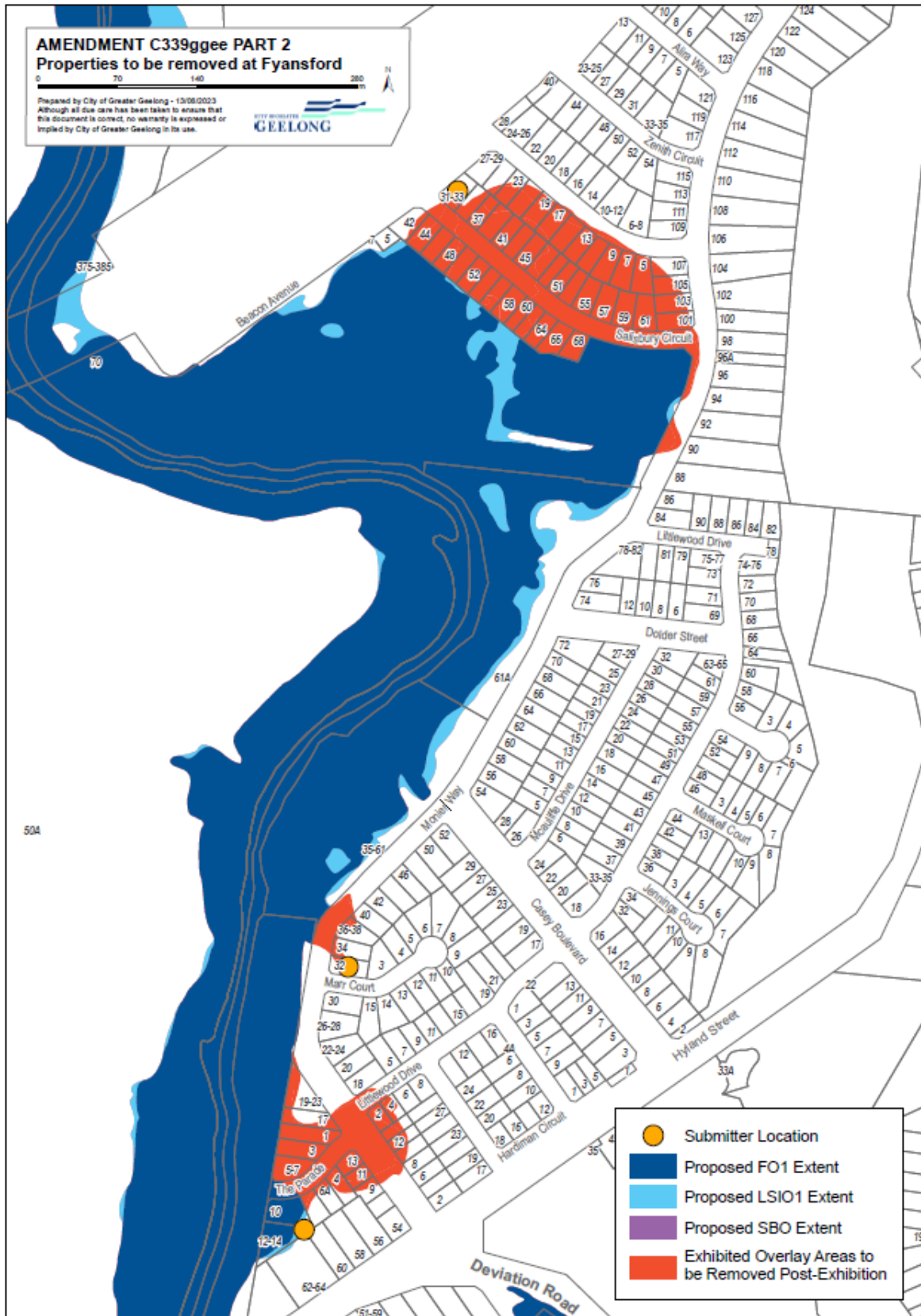
APPENDIX 2 – PROPERTIES TO BE REMOVED FROM EXHIBITED OVERLAY MAPS

List of properties to be removed from exhibited amendment

1. 32 Monier Way, FYANSFORD VIC 3218
2. 34 Monier Way, FYANSFORD VIC 3218
3. 40 Monier Way, FYANSFORD VIC 3218
4. 23 Salisbury Circuit, FYANSFORD VIC 3218
5. 21 Salisbury Circuit, FYANSFORD VIC 3218
6. 19 Salisbury Circuit, FYANSFORD VIC 3218
7. 11 Salisbury Circuit, FYANSFORD VIC 3218
8. 7 Salisbury Circuit, FYANSFORD VIC 3218
9. 105 Monier Way, FYANSFORD VIC 3218
10. 31-33 Salisbury Circuit, FYANSFORD VIC 3218
11. 35 Salisbury Circuit, FYANSFORD VIC 3218
12. 37 Salisbury Circuit, FYANSFORD VIC 3218
13. 45 Salisbury Circuit, FYANSFORD VIC 3218
14. 47 Salisbury Circuit, FYANSFORD VIC 3218
15. 49 Salisbury Circuit, FYANSFORD VIC 3218
16. 51 Salisbury Circuit, FYANSFORD VIC 3218
17. 55 Salisbury Circuit, FYANSFORD VIC 3218
18. 59 Salisbury Circuit, FYANSFORD VIC 3218
19. 61 Salisbury Circuit, FYANSFORD VIC 3218
20. 103 Monier Way, FYANSFORD VIC 3218
21. 13 Monier Way, FYANSFORD VIC 3218
22. 8 Monier Way, FYANSFORD VIC 3218
23. 17 Salisbury Circuit, FYANSFORD VIC 3218
24. 15 Salisbury Circuit, FYANSFORD VIC 3218
25. 13 Salisbury Circuit, FYANSFORD VIC 3218
26. 9 Salisbury Circuit, FYANSFORD VIC 3218
27. 5 Salisbury Circuit, FYANSFORD VIC 3218
28. 107 Monier Way, FYANSFORD VIC 3218
29. 39 Salisbury Circuit, FYANSFORD VIC 3218
30. 41 Salisbury Circuit, FYANSFORD VIC 3218
31. 43 Salisbury Circuit, FYANSFORD VIC 3218
32. 53 Salisbury Circuit, FYANSFORD VIC 3218
33. 57 Salisbury Circuit, FYANSFORD VIC 3218
34. 4 Littlewood Drive, FYANSFORD VIC 3218
35. 36-38 Monier Way, FYANSFORD VIC 3218
36. 25 Salisbury Circuit, FYANSFORD VIC 3218
37. 18 Monier Way, FYANSFORD VIC 3218
38. 19-23 Monier Way, FYANSFORD VIC 3218
39. 4 The Parade, FYANSFORD VIC 3218
40. 11 Monier Way, FYANSFORD VIC 3218
41. 6A The Parade, FYANSFORD VIC 3218
42. 9 Monier Way, FYANSFORD VIC 3218
43. 6B The Parade, FYANSFORD VIC 3218
44. 2 Littlewood Drive, FYANSFORD VIC 3218
45. 17 Monier Way, FYANSFORD VIC 3218
46. 14 Monier Way, FYANSFORD VIC 3218
47. 1 The Parade, FYANSFORD VIC 3218
48. 12 Monier Way, FYANSFORD VIC 3218
49. 10 Monier Way, FYANSFORD VIC 3218
50. 3 The Parade, FYANSFORD VIC 3218
51. 101 Monier Way, FYANSFORD VIC 3218
52. 8 Merralyn Street, BELMONT VIC 3216
53. 3 Rowands Street, MOUNT DUNEED VIC 3217
54. 5-9 Rowands Street, MOUNT DUNEED VIC 3217
55. 11 Rowands Street, MOUNT DUNEED VIC 3217
56. 13 Rowands Street, MOUNT DUNEED VIC 3217
57. 15 Rowands Street, MOUNT DUNEED VIC 3217
58. 17 Rowands Street, MOUNT DUNEED VIC 3217
59. 19 Rowands Street, MOUNT DUNEED VIC 3217
60. 20 Whites Road, MOUNT DUNEED VIC 3217
61. Unit 26/12 Balcombe Road, NEWTOWN VIC 3220
62. 110 Camden Road, NEWTOWN VIC 3220

Maps of properties to be removed from exhibited amendment

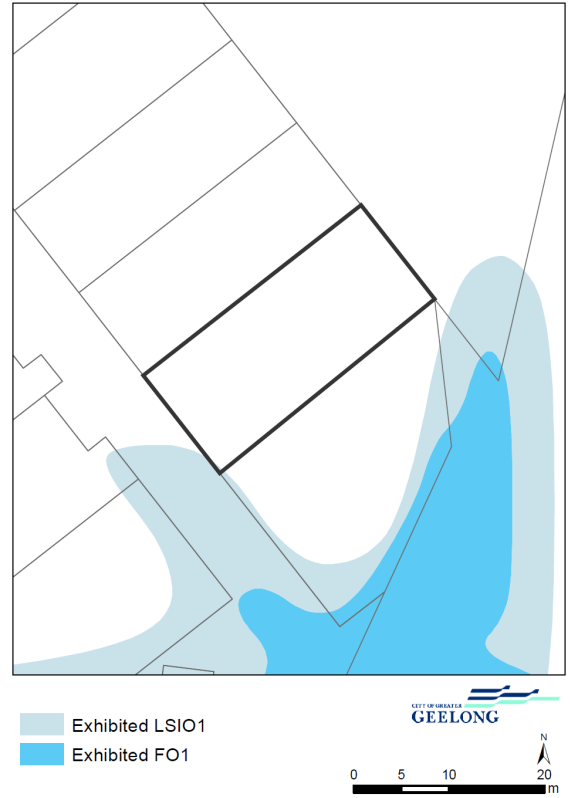
FYANSFORD properties



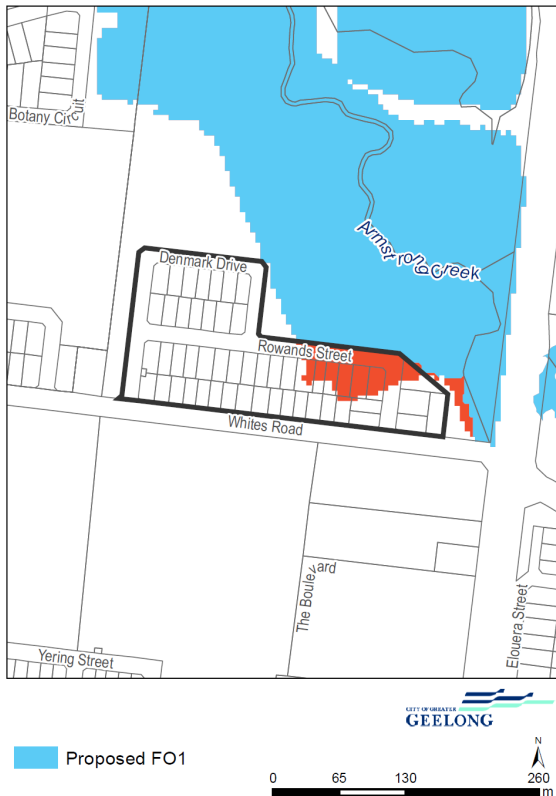
8 Merralyn Street, BELMONT



Unit 26/12 Balcombe Road, NEWTOWN



Rowlands Street and Whites Road MOUNT DUNEED properties



110 Camden Road, NEWTOWN



APPENDIX 3 – FINAL LSIO1 & FO1 SCHEDULES (PANEL HEARING VERSION)

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Proposed C339ggee

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO1**.

1.0 Land subject to inundation objectives to be achieved

--/--
Proposed C339ggee

To identify areas at risk from flooding.

To ensure development is commensurate with flood risk.

2.0 Statement of risk

--/--
Proposed C339ggee

Riverine flooding carries significant costs for the community and the state. It can severely disrupt communities and in extreme cases, cause extensive damage to public and private property, agricultural losses, personal hardship and loss of life. The Greater Geelong Planning Scheme seeks to protect the community and development from the effects of flooding and control the effects of development on flood processes and behaviour.

3.0 Permit requirement

--/--
Proposed C339ggee

A permit is not required to construct a building or carry out works for:

- An extension to an existing dwelling, provided the gross floor area of the extension does not exceed 20 square metres.
- Agricultural and farm buildings less than 100 square metres in gross floor area.
- A building which is open on all sides with a floor level at natural ground level, including a domestic shed, animal enclosure, stockyard or agricultural shed.
- An upper storey extension to an existing building within the existing building footprint.
- A footpath, bicycle path, boardwalk, tennis court or sports ground provided that they are constructed at ground level.
- An in-ground domestic swimming pool or spa and associated mechanical and fencing equipment where the excavated spoil is removed from the 1% AEP floodplain and the perimeter edging of the pool is finished at natural ground level.
- Repairs and routine maintenance of existing fences if the fence design and materials remain the same.
- A radio mast, telecommunications tower, antenna, power pole or light pole.
- An outdoor advertising sign/structure that is fixed to a building or oriented parallel with the direction of floodwater flow.
- Works carried out by any water authority to maintain and replace infrastructure related to sewer and water supply, provided the ground level is not altered.
- A non-habitable building associated with a dwelling with a floor area less than 20m², provided the total footprint of non-habitable buildings on the lot does not exceed 40m².
- A single replacement dwelling, provided that the floor level is at least 300 mm above the 100 year ARI flood level as advised by the floodplain management authority within 12 months of the start of works.
- Construct open type fencing that complies with the Floodplain Management Authority's Guidelines for Fencing in Flood Prone Areas.
- Construct a verandah or decking area with a floor raised on stumps or piers and with unenclosed foundations.
- Install a domestic rainwater tank provided the rainwater tank is on a stand more than 300 millimetres above the 1% AEP flood level which allows the free passage of floodwater.

- Works associated with roads, roadsides or any other access ways (public or private) carried out by a public authority that have received written consent from the floodplain management authority.
- Carry out earthworks or landscaping that do not raise the natural ground level.
- Carry out earthworks, including earthworks that raise the natural ground level, on land that is above the 1% AEP flood level as advised in writing by the floodplain management authority within 12 months.
- Conduct repairs and routine maintenance that do not affect the originally designed height, length or location of a levee or embankment.
- Construct any buildings and/or works (other than earthworks) on land that has been filled above the 1% AEP flood level in accordance with the requirements of a planning permit for subdivision, restriction or Section 173 agreement, or other planning permit issued for the land.

4.0 Application requirements

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Proposed C339ggee

The following application requirements apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application must be accompanied by four sets of plans drawn to scale which show:
 - The boundaries and dimensions of the site.
 - Relevant ground levels, to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.
 - The layout of all existing and proposed buildings and works, including design finished surface levels.
 - Finished floor levels of any existing and proposed buildings to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.

5.0 Decision guidelines

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Proposed C339ggee

The following decision guidelines apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal has demonstrated that it minimises the risk to life, health and wellbeing associated with flooding.
- Whether any development permitted on the floodplain:
 - increases the risk to the community, infrastructure and buildings (and its occupants) from flooding.
 - maintains to the maximum possible extent the free passage and temporary storage of floodwaters.
 - will cause any significant rise in flood level or flow velocity to the detriment of other members of the community, infrastructure, or buildings.
- Whether the filling of the floodplain can be avoided unless it can be demonstrated that:

GREATER GEELONG PLANNING SCHEME

- the level for level floodplain storage and conveyance compensation can be achieved consistent with the Floodplain Management Authority Guidelines for Floodplain Cut and Fill; and
 - there must be no adverse impacts on neighbouring property as verified by hydraulic modelling approved by the Floodplain Management Authority.
- Whether subdivision of land creates lots where there is an adequate building envelope on each lot, with safe vehicular access to all building envelopes.

--/--
Proposed C339ggee

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as FO1.

1.0 Floodway objectives to be achieved

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Proposed C339ggee

To identify areas of high risk from flooding.

To ensure development is commensurate with flood risk.

2.0 Statement of risk

--/--
Proposed C339ggee

Flooding carries significant costs for the community and the state. It can severely disrupt communities and in extreme cases, cause extensive damage to public and private property, agricultural losses, personal hardship and loss of life. The Greater Geelong Planning Scheme seeks to protect the community and development from the effects of flooding and control the effects of development on flood processes and behaviour.

3.0 Permit requirement

--/--
Proposed C339ggee

A permit is not required to carry out the following:

- An extension to an existing dwelling, provided the gross floor area of the extension does not exceed 20 square metres.
- An upper storey extension to an existing building within the existing building footprint.
- A footpath, bicycle path, boardwalk, tennis court or sports ground provided that they are constructed at ground level.
- An in-ground domestic swimming pool or spa and associated mechanical and fencing equipment where the excavated spoil is removed from the 1% AEP floodplain and the perimeter edging of the pool is finished at natural ground level.
- Repairs and routine maintenance of existing fences if the fence design and materials remain the same.
- A radio mast, telecommunications tower, antenna, power pole or light pole.
- An outdoor advertising sign/structure that is fixed to a building or oriented parallel with the direction of floodwater flow.
- Works carried out by any water authority to maintain and replace infrastructure related to sewer and water supply, provided the ground level is not altered.
- A non-habitable building associated with a dwelling with a floor area less than 20m², provided the total footprint of non-habitable buildings on the lot does not exceed 40m².
- Construct open type fencing that complies with the Floodplain Management Authority's Guidelines for Fencing in Flood Prone Areas.
- Construct a verandah or decking area with a floor raised on stumps or piers and with unenclosed foundations.
- Install a domestic rainwater tank provided the rainwater tank is on a stand more than 300 millimetres above the 1% AEP flood level which allows the free passage of floodwater.
- Works associated with roads, roadsides or any other access ways (public or private) carried out by a public authority that have received written consent from the floodplain management authority.
- Carry out earthworks or landscaping that do not raise the natural ground level.

- Conduct repairs and routine maintenance that do not affect the originally designed height, length or location of a levee or embankment.
- Construct any buildings and/or works (other than earthworks) on land that has been filled above the 1% AEP flood level in accordance with the requirements of a planning permit for subdivision, restriction or Section 173 agreement, or other planning permit issued for the land.

4.0 Application requirements

--/--
Proposed C339ggee

The following application requirements apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application must be accompanied by four sets of plans drawn to scale which show:
 - The boundaries and dimensions of the site (to scale).
 - Relevant ground levels, to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.
 - The layout of all existing and proposed buildings and works, including design finished surface levels.
 - Finished floor levels of any existing and proposed buildings to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.

5.0 Decision guidelines

--/--
Proposed C339ggee

The following decision guidelines apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal minimises the risk to life, health and wellbeing associated with flooding.
- Whether any development permitted on the floodplain:
 - increases the risk to the community, infrastructure and buildings (and its occupants) from flooding.
 - maintains to the maximum possible extent the free passage and temporary storage of floodwaters.
 - will cause any significant rise in flood level or flow velocity to the detriment of other members of the community, infrastructure, or buildings.
- Whether the filling of the floodplain can be avoided unless it can be demonstrated that:
 - the level for level floodplain storage and conveyance compensation can be achieved consistent with the Floodplain Management Authority Guidelines for Floodplain Cut and Fill; and
 - there will be no adverse impacts on neighbouring property as verified by hydraulic modelling approved by the Floodplain Management Authority.
- Whether subdivision of land creates lots where there is an adequate building envelope on each lot, with safe vehicular access to all building envelopes.

APPENDIX 4 – FINAL LSIO1, LSIO2 & FO1 MAPS (PANEL HEARING VERSION)

APPENDIX 5 – FINAL DELETE LSIO & FO MAPS (PANEL HEARING VERSION)