

MINUTES

COUNCIL MEETING

Tuesday 24 October 2023
6:00 pm

City Hall
57 Little Malop Street, Geelong 3220

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

Cr T Sullivan (Bellarine Ward) - Mayor
Cr A Aitken (Windermere Ward) - Deputy Mayor
Cr J Mason (Bellarine Ward)
Cr E Wilkinson (Bellarine Ward)
Cr M Cadwell (Brownbill Ward)
Cr E Kontelj (Brownbill Ward)
Cr P Murrphy (Brownbill Ward)
Cr B Harwood (Kardinia Ward)
Cr B Moloney (Kardinia Ward)
Cr R Nelson (Kardinia Ward)
Cr S Hathway (Windermere Ward)

2.4. Amendment C339ggee Pt 2 - Flood Overlays Lower Barwon & Moorabool Rivers / Bellarine Peninsula Coastal Hazard - Consideration of Panel Report and Adoption

Source: Planning and Design
Executive Director: Gareth Smith

Purpose

1. To consider the independent Panel report on Planning Scheme Amendment C339ggee (Part 2) and adopt the amendment.

Background

2. The amendment implements the *Flood Risk Management Study – Lower Barwon River and Lower Moorabool River* (March 2019) and part of the *Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment* (Dec 2015). It revises the Floodway Overlay (FO1) and the Land Subject to Inundation Overlay (LSIO1 and LSIO2) maps in these areas and updates the overlay schedules to current best practice standards.
3. The original Amendment C339ggee also included new overlays and zones from the *Lara Flood Study* and was exhibited in 2021. 561 submissions were received with the majority objecting to a Special Building Overlay proposed for several thousand properties in Lara.
4. On 28 March 2023, Council resolved to abandon the Lara Flood Study part of the amendment which was split into the abandoned Part 1 (Lara) and Part 2 (remainder).
5. All 58 remaining submissions to Part 2 relate to flood overlay changes from the Lower Barwon and Moorabool study. The submissions were referred to an independent Panel which conducted a hearing on 19 June 2023. Council officers presented to the Panel as did five other parties. Council called expert evidence from a flooding expert.

Key Matters

6. The Panel has provided its report which supports the amendment and recommends it be adopted with changes including removal of overlays from selected properties at Fyansford, Newtown, Belmont, Armstrong Creek and St Albans Park, rezoning properties at Balcombe Road, Newtown and updating the LSIO and FO schedules (scheme text) for existing flood overlays in Lara. The Panel's conclusions also include:
 - 6.1. There is clear policy support for the amendment;
 - 6.2. The criteria used to apply the Floodway Overlay is appropriate;
 - 6.3. The methodology of the flood modelling is appropriate;
 - 6.4. The fact that there is no local memory of a flood event effecting a given property is not a sufficient reason to not apply a flood overlay;
 - 6.5. Impacts on property values or insurance premiums are not a reason to remove the proposed overlays from a property.
7. Further background and discussion are in **Attachment 1** of this report and the Panel's Executive Summary is in **Attachment 2**.

8. Council officers recommend that Council accepts all the Panel recommended changes and adopts the amendment. This includes applying the new LSIO1 and FO1 schedules to existing planning scheme overlays in the Lara area to make them consistent with flood overlays across the municipality. This respects Council's previous decision to abandon the Lara Flood Study as no new overlays or map changes from the study are proceeding. The amendment for adoption is in **Attachments 3 and 4**.

RESOLUTION - Item 2.4

Cr Wilkinson moved, Cr Mason seconded -

That Council:

1. **Adopt Amendment C339ggee Part 2 – Flood Overlays Lower Barwon and Moorabool Rivers and Bellarine Coastal Hazard in the form outlined in Attachment 3 and 4 of this report; and**
2. **Submit the adopted Amendment C339ggee Part 2 together with the prescribed information to the Minister for Planning requesting approval.**

Carried

Financial Sustainability

9. Application of the overlays will not have any significant financial implications to Council. Additional properties are being covered with planning overlays and this will trigger planning permit applications for substantial buildings and works such as new or extended dwellings. However, this resource impact is likely to be offset by the additional exemptions in the new LSIO1 and FO1 schedules which will allow some simple buildings and works to be undertaken without a planning permit.

Community Engagement

10. The original Amendment C339ggee was exhibited in accordance with the requirements of the *Planning and Environment Act 1987*.
11. All submitters to Part 2 of the amendment had an opportunity to be heard before an independent Panel. The Panel considered all submissions referred to it, not just the submissions presented at the hearing.
12. The City has advised submitters of the release of the independent Panel report and they will be further notified of the final decision of Council and the Minister for Planning.

Social Equity and Sustainability

13. The amendment seeks to apply overlays to areas subject to potential flooding and does not raise issues of social equity or sustainability.

Relevant Law/Policy/Legal Implications

14. The previous reports to Council of 14 December 2021, 27 September 2022 and 28 March 2023, outline how the amendment and application of flood planning controls is consistent with the Victorian Floodplain Management Strategy 2016 and numerous state and local planning policies.

Alignment to Community Plan and Vision

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

Conflict of Interest

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

Risk Assessment

18. As described in the previous reports to Council of December 2021, September 2022 and March 2023, there is a risk if Council, as the Planning Authority, does not act on the flood mapping it has available, it may be liable if flooding occurs in the future and damages property developed subsequent to the studies.
19. Council can reduce this risk by acting on the scientific based data it has available and applying the appropriate planning overlay or zone as proposed by this amendment. It

is considered Council has a duty of care to act and identify flooding and properly control development in flood prone areas.

20. The overlays will help reduce the risk of property damage as a result of riverine and coastal flooding by requiring a planning permit for new dwellings and other buildings and works.

Environmental Sustainability

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

Attachments

1. Attachment 1 C339ggee Part 2 Background and Discussion [2.4.1 - 10 pages]
2. Attachment 2 - C339ggee Part 2 Panel Report Executive Summary [2.4.2 - 2 pages]
3. Attachment 3 - C339ggee Part 2 Amendment Instruction Sheet and Schedules for adoption [2.4.3 - 6 pages]
4. Attachment 4a - C339ggee Part 2 - Maps - Deletion of Existing LSIO and FO for adoption [2.4.4 - 48 pages]
5. Attachment 4b - C339ggee Part 2 - Maps New LSIO1 LSIO2 FO1 for adoption [2.4.5 - 51 pages]
6. Attachment 4c – C339ggee Part 2 - Map of land to be rezoned to NR Z 8 for adoption [2.4.6 - 1 page]

Attachment 1 – Background and Discussion

BACKGROUND

Purpose of the Amendment

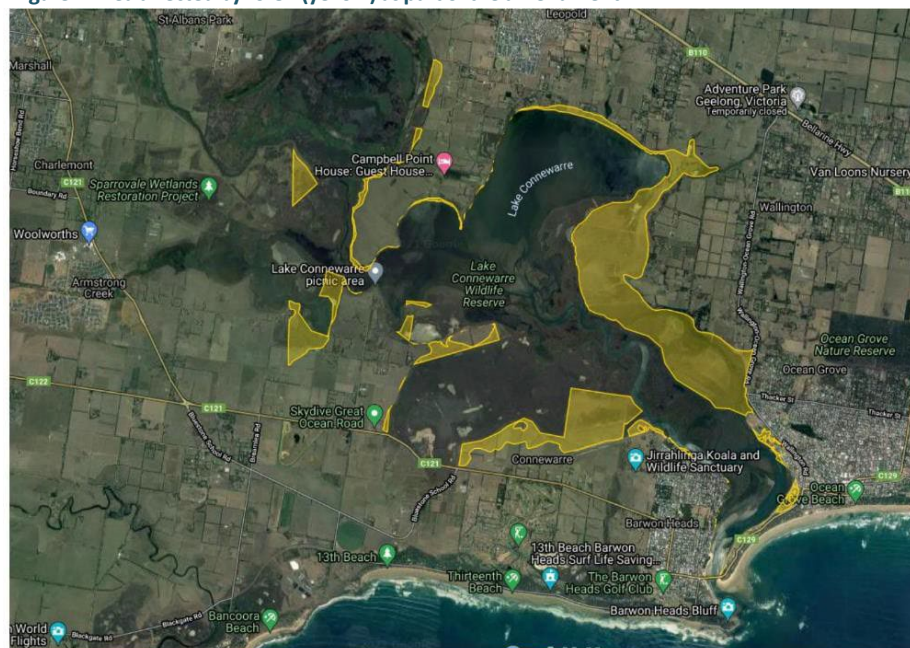
1. The main purpose of the amendment is to implement the following two flood studies by updating planning scheme Floodway Overlay (FO1) and Land Subject to Inundation Overlay (LSIO 1 and 2) maps:
 - *Flood Risk Management Study – Lower Barwon River and Lower Moorabool River* (March 2019) – updates FO1 and LSIO1 related to riverine flooding.
 - Part of the *Bellarine Peninsula - Corio Bay Local Coastal Hazard Assessment* (Dec 2015) – LSIO 2 (Coastal inundation and hazard) applied to the remaining areas around Lake Connewarre and the Barwon River Estuary not already implemented by Amendment C394ggee.
2. 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.
3. The amendment is also required to modify the schedules to the Land Subject to Inundation Overlay and Floodway Overlay currently contained within the Greater Geelong Planning Scheme as they do not conform with the Ministerial Direction and require further permit exemptions to accord with industry best practice. This change requires all existing FO and LSIO across the municipality to be deleted and replaced with the new FO1 and LSIO1 schedules..
4. The flood studies were prepared by expert engineers and scientists and involved extensive research, mapping, analysis, scenario modelling and public consultation.
5. 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. The study produced flood mapping and improves the flood intelligence for the major waterways in and around the City of Geelong within the study area shown in Figure 1 below.

Figure 1 Lower Barwon / Lower Moorabool Flood Study Area



6. The *Bellarine Peninsula – Corio Bay Local Coastal Hazard Assessment* (Dec 2015) (LCHA) 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.
7. The LCHA maps properties affected by potential sea level rise and storm surge along the Bellarine Peninsula and Corio Bay coastline from Breamlea to Avalon, however the majority of this study has already been implemented by application of LSIO2 by Amendment C394ggee around the coast. The amendment only implements LSIO2 for some properties on the fringes of Lake Connewarre and the Barwon River estuary as shown in Figure 2 below:

Figure 2 Area affected by LSIO2 (yellow) as part of the amendment



Council decisions, authorisation and public exhibition

8. On 28 July 2020 Council resolved to support the preparation and public exhibition of the original Amendment C339ggee which also implemented the Lara Flood Study with several thousand properties being applied with a Special Building Overlay (SBO) in the Lara area. The amendment affected 7,744 properties in total.
9. On 2 March 2021 the City requested Ministerial authorisation to prepare and exhibit the amendment. The Minister's delegate issued authorisation on 19 May 2021.
10. The original Amendment C339ggee was exhibited from 15 July 2021 to 16 August 2021.
11. Notices were sent to 10,326 owners and occupiers of land affected by the proposed overlay and zone changes, government authorities, land managers and prescribed Ministers.
12. A total of 561 submissions were received during the exhibition period of Amendment C339ggee with 56 relating to what is now C339ggee Part 2.
13. Council considered the submissions to the original amendment on three occasions - 14 December 2021, 27 September 2022 and 28 March 2023.

14. On 28 March Council resolved:
- “That Council, having further considered submissions to Amendment C339ggee Flood Zones and Overlays, resolves to abandon the part of the Amendment which relates to the Lara Flood Study properties and refer remaining submissions to an independent Panel.”*
15. As a result of the decision to abandon the Lara Flood Study component the amendment was formally split into two parts:
- C339ggee Part 1: Implementation of Lara Flood Study (Abandoned)
 - 339ggee Part 2: Implementation of Flood Studies – Lower Barwon and Moorabool Rivers and Bellarine Peninsula Coastal Hazard (Proceed to Panel)
16. Of the 56 submissions relating to C339ggee Part 2, 46 submissions objected and 10 submissions either supported, did not object or provided comments.
17. An additional late submission (objection) from Tract Consulting was received on 19 April 2023. This was formally accepted on 26 April 2023 and subsequently sent to Panel for consideration.
18. An additional late submission (supportive) from Collie Town Planners Pty Ltd was received on 28 April 2023. This was accepted on 2 May 2023 and subsequently sent to Panel for consideration.
19. In total, 58 submissions relating to C339ggee Part 2 were referred to a two person independent Panel appointed by the Minister for Planning.

Panel hearing

20. The Panel conducted an online hearing on 19 June 2023. Council officers presented to the Panel as did five other parties. Council called expert evidence from a flooding expert.
21. Council’s submission to the Panel included the proposed removal of several properties from the flood overlays as recommended by Council engineers, planners and also Council’s expert witness.
22. The Panel has provided its report which must be considered by Council as the Planning Authority before adopting the amendment.
23. **Attachment 1** of this Council report provides the Panel’s Executive Summary and the full Panel report is on the City’s [C339ggee Part 2 webpage](#)

DISCUSSION

Panel summary of key issues, conclusions and recommendations

24. The Panel describes the issues raised in submissions as including:
- *“threshold issues about the flood modelling used to apply the overlays or the effect of the overlays on property values and insurance*
 - *site-specific issues relating to changed circumstances or more complex issues in applying the overlays.*
25. In relation to the threshold issues the Panel concludes:
- *“There is clear policy support for the Amendment.*
 - *The criteria used to apply the Floodway Overlay is appropriate.*

- *The methodology of the flood modelling is appropriate and uses Light Detection and Ranging (LiDAR) data that can be relied upon as an accurate measure of topography at the time the flood models were run. The fact that there is no local memory of a flood event effecting a given property is not a sufficient reason to not apply a flood overlay.*
 - *Impacts on property values or insurance premiums are not a reason to remove the proposed overlays from a property.”*
26. In relation to site-specific issues the Panel concludes:
- *“Council’s approach to site-specific objections to the overlays is generally appropriate.*
 - *The exhibited flood overlay mapping should be removed from relatively small portions of land on otherwise flood-free lots, at:*
 - *8 Merralyn Street, Belmont*
 - *12 Balcombe Road, Newtown*
 - *10 Camden Road, Newtown.*
 - *The flood overlays on recently developed estates should be reduced to reflect that filling has occurred since the flood modelling was completed, namely:*
 - *Rowands Street area in the Creek Estate, Armstrong Creek*
 - *the Heights and Gen Fyansford estates, Fyansford”.*
 - *In relation to 372-410 Wilsons Road, St Albans Park the Land Subject to Inundation Overlay has been applied to a flood-free portion of land because that part of the land would be surrounded by flood waters in a 1 per cent flood event. The Panel considers that application of risk-based overlays, such as the Land Subject to Inundation Overlay should cover the actual risk (except that it may be removed from relatively small portions of land on otherwise flood-free lots). The inclusion of a large area above the 1 per cent flood event in the Land Subject to Inundation Overlay only serves to confuse the role and application of the overlay. The issue of flood access can still be considered without the application of the overlay. If formal referral to the Catchment Management Authority is required (and the Panel is not convinced that it is) then this should be addressed through Clause 66.04 (Referral of permit applications under local provisions.*
 - *Land at 9–27 (odd numbers only) Balcombe Road, Newtown is currently in the Urban Floodway Zone, but most of the land has now been determined to be flood free. It is appropriate to change the zone of this land to the Neighbourhood Residential Zone that applies to the surrounding flood-free residential development”.*
27. The Panel recommends that Greater Geelong Planning Scheme Amendment C339ggee Part 2 be adopted as exhibited subject to the following recommendations:
1. *Remove the properties identified in Appendix E from the Amendment.*
 2. *Remove the LSIO from the flood-free area of 372–410 Wilsons Road, St Albans Park.*
 3. *Rezone 9–27 (odd numbers only) Balcombe Road, Newtown from the Urban Floodway Zone to the Neighbourhood Residential Zone.*

4. *Include a name, for example 'Riverine flooding' in the Land Subject to Inundation Overlay Schedule 1 and the Floodway Overlay Schedule 1 and review dot point formatting.*
 5. *Apply the updated schedule text to the existing overlays in Lara.*
28. The Panel concludes at page 12 of its report that the amendment:
- *is supported by, and implements, the relevant sections of the Planning Policy Framework*
 - *is consistent with the relevant Ministerial Directions and Practice Notes*
 - *is well founded and strategically justified*
 - *should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.*

City Response to Panel report

29. The City considers that the Panel has thoroughly reviewed all the issues raised in submissions to the amendment.
30. The following excerpt is a good description of the extensive and thorough review undertaken by the Panel: *"The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report."*
31. The City supports and accepts all the conclusions reached by the Panel and its five recommendations which are responded to further below:

Panel recommendation 1. Remove the properties identified in Appendix E from the Amendment.

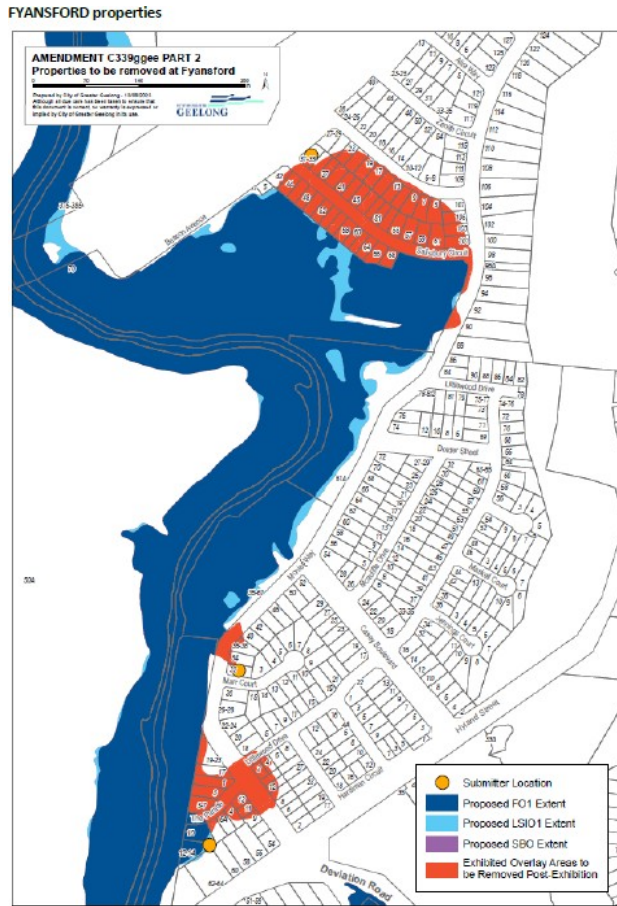
City Response

32. The City support this recommendation.
33. Appendix E is a list of properties that Council officers submitted to the Panel and recommended they be removed from the amendment. The list is provided in full on the next page of this Council report.
34. The properties on the list at Fyansford (51 in total) and Mount Duneed/Armstrong Creek (8 in total) can be removed as they are recently developed housing estates where filling has occurred since the flood modelling was completed and are no longer considered flood prone.
35. The remaining properties at Belmont and Newtown (3 in total) are only very marginally affected by the overlays and hence are recommended for removal.

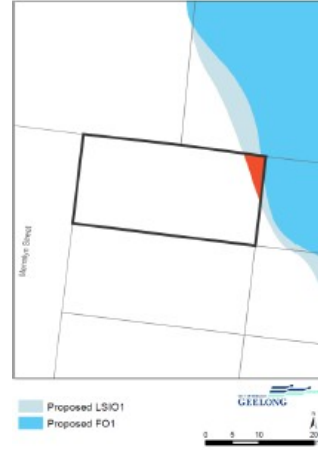
List of properties to be removed from the Amendment.**Appendix E Properties to be removed from the exhibited overlay maps****List of properties to be removed from the Amendment:**

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

Maps of properties to be removed from the Amendment



8 Merralyn Street, BELMONT



Rowlands Street and Whites Road, MOUNT DUNED properties



Unit 26/12 Balcombe Road, NEWTOWN



110 Camden Road, NEWTOWN

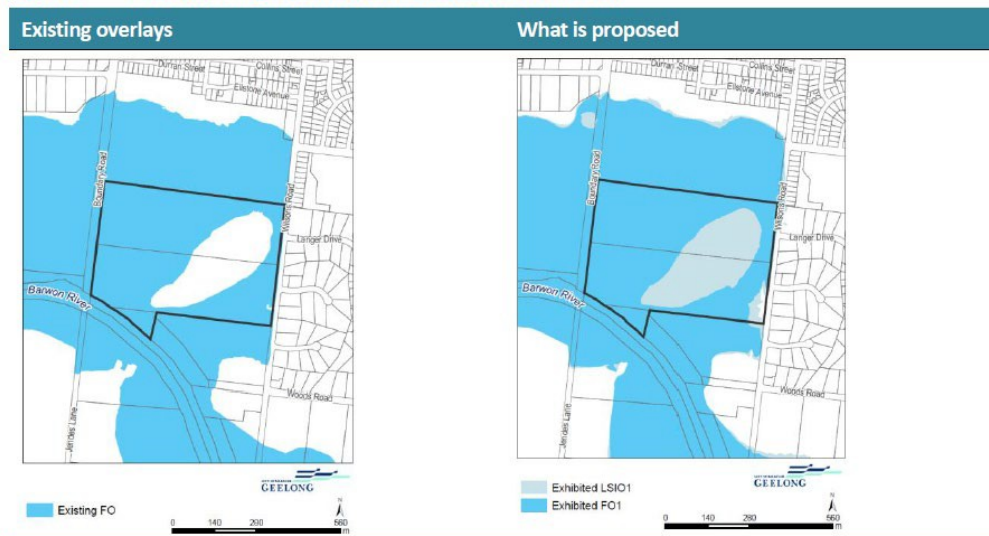


Panel recommendation 2. Remove the LSIO from the flood-free area of 372–410 Wilsons Road, St Albans Park

City Response

36. The City support this recommendation.
37. At 372-410 Wilsons Road, St Albans Park the Land Subject to Inundation Overlay (LSIO1) was proposed to cover a large flood-free portion of the land because that part of the land would be surrounded by flood waters in a 1 per cent flood event. The Panel considers that application of risk-based overlays, such as the LSIO should cover the actual risk and the City agrees with this approach.
38. The maps below were provided to the Panel by the City and are included in the Panel report . They show the existing and proposed overlay mapping. It is now recommended that the Exhibited LSIO1 part of the proposed overlay map is removed and only the updated FO1 will be applied.

Figure 7 Proposed changes on 372-410 Wilsons Road, St Albans Park

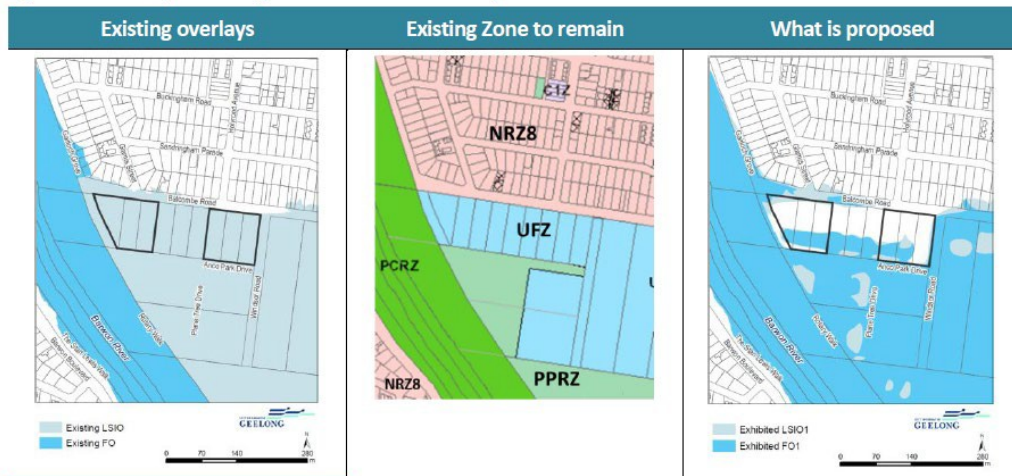


Panel recommendation 3 Rezone 9–27 (odd numbers only) Balcombe Road, Newtown from the Urban Floodway Zone to the Neighbourhood Residential Zone

City Response

39. The City supports this recommendation.
40. As described by the Panel “*Land at 9–27 (odd numbers only) Balcombe Road, Newtown is currently in the Urban Floodway Zone, but most of the land has now been determined to be flood free. It is appropriate to change the zone of this land to the Neighbourhood Residential Zone that applies to the surrounding flood-free residential development*”.
41. Figure 8 below from the Panel report shows the proposed changes in overlays and the existing zoning.
42. The City supports the rezoning as the properties in question are largely flood free and hence the UFZ is no longer appropriate. The residential area to the north is zoned Neighbourhood Residential Zone Schedule 8 (NRZ8) and hence this is the logical zone to apply to the properties on the south side of Balcombe Rd identified in the maps below.

Figure 8 Proposed changes on 9–27 Balcombe Road, Newtown



Map of properties to be rezoned to NRZ8



Panel recommendation 4. Include a name, for example ‘Riverine flooding’ in the Land Subject to Inundation Overlay Schedule 1 and the Floodway Overlay Schedule 1 and review dot point formatting

City Response

- The City supports this recommendation and the updated schedules for adoption are in **Attachment 3** of this report.

Panel recommendation 5. Apply the updated schedule text to the existing overlays in Lara.

City Response

44. The City supports this recommendation and the updated maps for adoption along with all other maps are in **Attachment 4** of this report.
45. This will result in the new LSIO1 and FO1 schedules being applied to existing planning scheme overlays (FO and LSIO) in the Lara area to make them consistent with flood overlays across the municipality. This respects Council's previous decision to abandon the Lara Flood Study as no new overlays or map changes from the Study are proceeding.

Executive summary

Greater Geelong Planning Scheme Amendment C339ggee Part 2 (the Amendment) seeks to revise flood overlays in the Lower Barwon River, Lower Moorabool River and Corio Bay coast.

The Amendment revises the mapping extent of the Floodway Overlay and the Land Subject to Inundation Overlay and amends the schedules of the overlays by including floodway objectives, statement of risk, permit requirements, applications requirements and decision guidelines.

Issues raised in submissions included:

- threshold issues about the flood modelling used to apply the overlays or the effect of the overlays on property values and insurance
- site-specific issues relating to changed circumstances or more complex issues in applying the overlays.

In relation to the threshold issues the Panel concludes:

- There is clear policy support for the Amendment.
- The criteria used to apply the Floodway Overlay is appropriate.
- The methodology of the flood modelling is appropriate and uses Light Detection and Ranging (LiDAR) data that can be relied upon as an accurate measure of topography at the time the flood models were run. The fact that there is no local memory of a flood event effecting a given property is not a sufficient reason to not apply a flood overlay.
- Impacts on property values or insurance premiums are not a reason to remove the proposed overlays from a property.

In relation to site-specific issues the Panel concludes:

- Council's approach to site-specific objections to the overlays is generally appropriate.
- The exhibited flood overlay mapping should be removed from relatively small portions of land on otherwise flood-free lots, at:
 - 8 Merralyn Street, Belmont
 - 12 Balcombe Road, Newtown
 - 10 Camden Road, Newtown.
- The flood overlays on recently developed estates should be reduced to reflect that filling has occurred since the flood modelling was completed, namely:
 - Rowands Street area in the Creek Estate, Armstrong Creek
 - the Heights and Gen Fyansford estates, Fyansford.

At 372-410 Wilsons Road, St Albans Park the Land Subject to Inundation Overlay has been applied to a flood-free portion of land because that part of the land would be surrounded by flood waters in a 1 per cent flood event. The Panel considers that application of risk-based overlays, such as the Land Subject to Inundation Overlay should cover the actual risk (except that it may be removed from relatively small portions of land on otherwise flood-free lots). The inclusion of a large area above the 1 per cent flood event in the Land Subject to Inundation Overlay only serves to confuse the role and application of the overlay. The issue of flood access can still be considered without the application of the overlay. If formal referral to the Catchment Management Authority is required (and the Panel is not convinced that it is) then this should be addressed through Clause 66.04 (Referral of permit applications under local provisions).

Land at 9–27 (odd numbers only) Balcombe Road, Newtown is currently in the Urban Floodway Zone, but most of the land has now been determined to be flood free. It is appropriate to change the zone of this land to the Neighbourhood Residential Zone that applies to the surrounding flood-free residential development.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C339ggee Part 2 be adopted as exhibited subject to the following:

- 1. Remove the properties identified in Appendix E from the Amendment.**
- 2. Remove the LSIO from the flood-free area of 372–410 Wilsons Road, St Albans Park.**
- 3. Rezone 9–27 (odd numbers only) Balcombe Road, Newtown from the Urban Floodway Zone to the Neighbourhood Residential Zone.**
- 4. Include a name, for example 'Riverine flooding' in the Land Subject to Inundation Overlay Schedule 1 and the Floodway Overlay Schedule 1 and review dot point formatting.**
- 5. Apply the updated schedule text to the existing overlays in Lara.**

Attachment 3 - C339ggeePart2 - Amendment Instruction Sheet and Schedules for adoption*Planning and Environment Act 1987***GREATER GEELONG PLANNING SCHEME****AMENDMENT C339GGEE Part 2****INSTRUCTION SHEET**

The planning authority for this amendment is Greater Geelong City Council.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 100 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No.48 in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C339ggeePart2".

Overlay Maps

2. Amend Planning Scheme Map Nos. 3LSIO-FO, 6LSIO-FO, 7LSIO-FO, 8LSIO-FO, 9LSIO-FO, 10LSIO-FO, 11LSIO-FO, 12LSIO-FO, 14LSIO-FO, 15LSIO-FO, 16LSIO-FO, 18LSIO-FO, 19LSIO-FO, 20LSIO-FO, 21LSIO-FO, 22LSIO-FO, 23LSIO-FO, 24LSIO-FO, 25LSIO-FO, 26LSIO-FO, 27LSIO-FO, 28LSIO-FO, 29LSIO-FO, 31LSIO-FO, 32LSIO-FO, 36LSIO-FO, 46LSIO-FO, 47LSIO-FO, 48LSIOFO, 49LSIO-FO, 50LSIO-FO, 52LSIO-FO, 53LSIO-FO, 54LSIO-FO, 55LSIO-FO, 56LSIO-FO, 64LSIO-FO, 65LSIO-FO, 66LSIO-FO, 67LSIO-FO, 68LSIO-FO, 69LSIO-FO, 70LSIO-FO, 77LSIO-FO, 78LSIO-FO, 79LSIO-FO, 80LSIO-FO, 81LSIO-FO, 82LSIO-FO, 83LSIO-FO, 86LSIO-FO and 88LSIO-FO in the manner shown on the 100 attached maps marked "Greater Geelong Planning Scheme, Amendment C339ggeePart2".
3. Insert new Planning Scheme Maps 32LSIO-FO and 64LSIO-FO in the manner shown on the 2 attached maps marked "Greater Geelong Planning Scheme, Amendment C339ggee".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In **Overlays** – Clause 44.03, replace the Schedule with a new Schedule 1 in the form of the attached document.
5. In **Overlays** – Clause 44.04, replace the Schedule with a new Schedule 1 in the form of the attached document.
6. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.

End of document

OFFICIAL

GREATER GEELONG PLANNING SCHEME

Proposed C339ggeePt2ggee **SCHEDULE TO CLAUSE 44.03 FLOODWAY OVERLAY**

Shown on the planning scheme map as **FO1**.

RIVERINE FLOODING

1.0 Floodway objectives to be achieved

Proposed C339ggeePt2ggee To identify areas of high risk from flooding.

To ensure development is commensurate with flood risk.

2.0 Statement of risk

Proposed C339ggeePt2ggee 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 C339ggeePt2ggee 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 per cent 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 per cent AEP flood level which allows the free passage off 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.

GREATER GEELONG PLANNING SCHEME

- 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 per cent 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 C339ggeePt2ggee 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 C339ggeePt2ggee 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 will:
 - Increase the risk to the community, infrastructure and buildings (and its occupants) from flooding.
 - Maintain to the maximum possible extent the free passage and temporary storage of floodwaters.
 - 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, both:
 - The level for level floodplain storage and conveyance compensation can be achieved consistent with the Floodplain Management Authority Guidelines for Floodplain Cut and Fill.
 - 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.

GREATER GEELONG PLANNING SCHEME

Proposed C339ggeePt2ggee **SCHEDULE TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY**

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

RIVERINE FLOODING

1.0 Land subject to inundation objectives to be achieved

Proposed C339ggeePt2ggee To identify areas at risk from flooding.

To ensure development is commensurate with flood risk.

2.0 Statement of risk

Proposed C339ggeePt2ggee 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 C339ggeePt2ggee 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 per cent 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.

GREATER GEELONG PLANNING SCHEME

- Install a domestic rainwater tank provided the rainwater tank is on a stand more than 300 millimetres above the 1 per cent 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 per cent 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.
- 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 per cent 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 C339ggeePt2ggee

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

---/---/---

Proposed C339ggeePt2ggee

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:

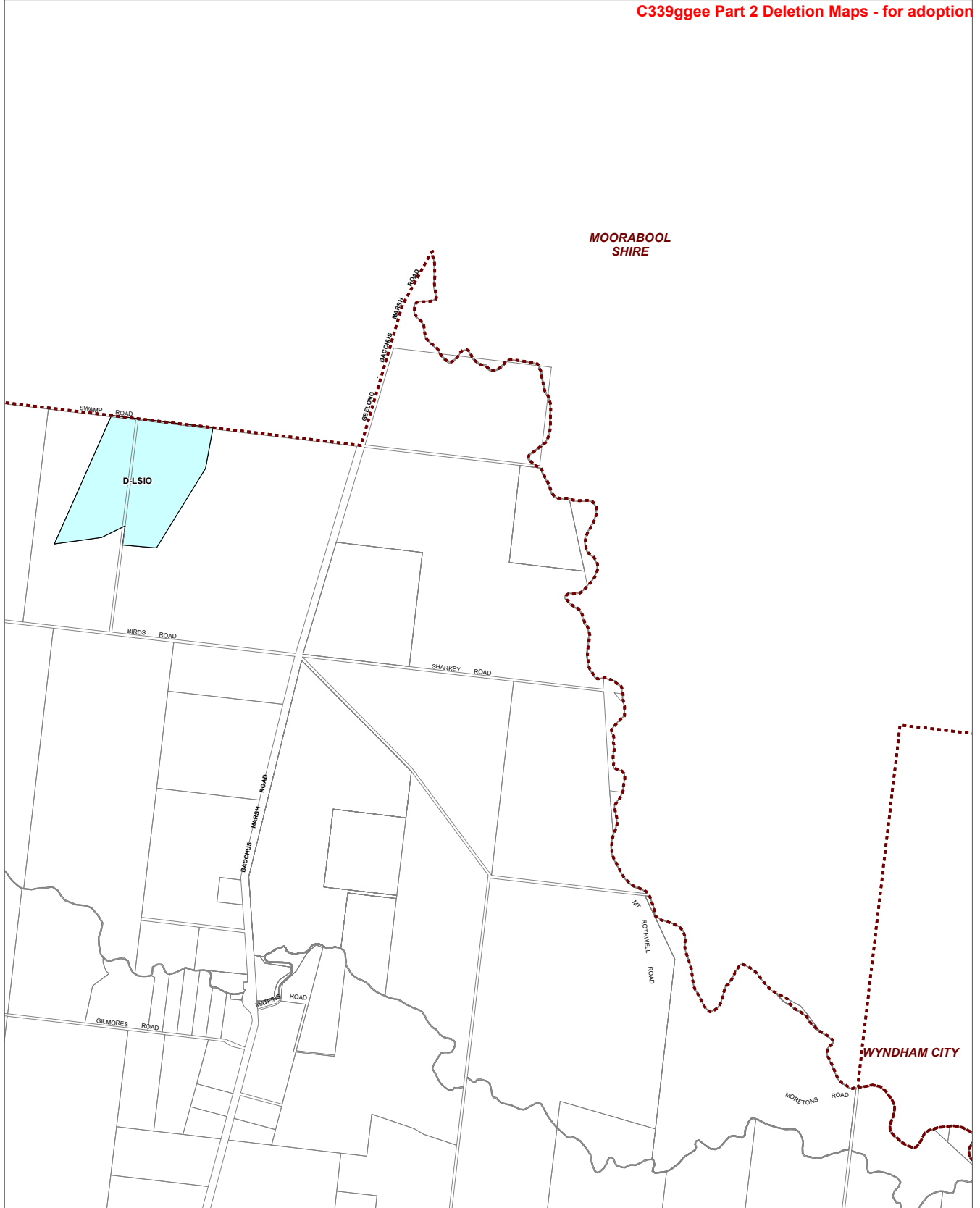
- Whether the proposal has demonstrated that it minimises the risk to life, health and wellbeing associated with flooding.
- Whether any development permitted on the floodplain will:
 - Increase the risk to the community, infrastructure and buildings (and its occupants) from flooding.
 - Maintains to the maximum possible extent the free passage and temporary storage of floodwaters.
 - 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, both:

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.
- 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.

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



<p>LEGEND</p> <p> D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay</p> <p> Municipal Boundary</p>	<p><small>Disclaimer</small> This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.</p> <p><small>© The State of Victoria Department of Environment, Land, Water and Planning 2021</small></p>	<p>0 890 1,780 Meters Australian Map Grid Zone 55</p> <p>NORTH</p> <p>Planning Group Printed: 12/04/2021 Amendment Version: 4</p> <p>VICTORIA State Government</p> <p>Environment, Land, Water and Planning</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p>
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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



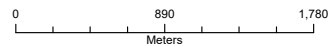
LEGEND

D-FO - Area to be deleted from a Floodway Overlay

Municipal Boundary

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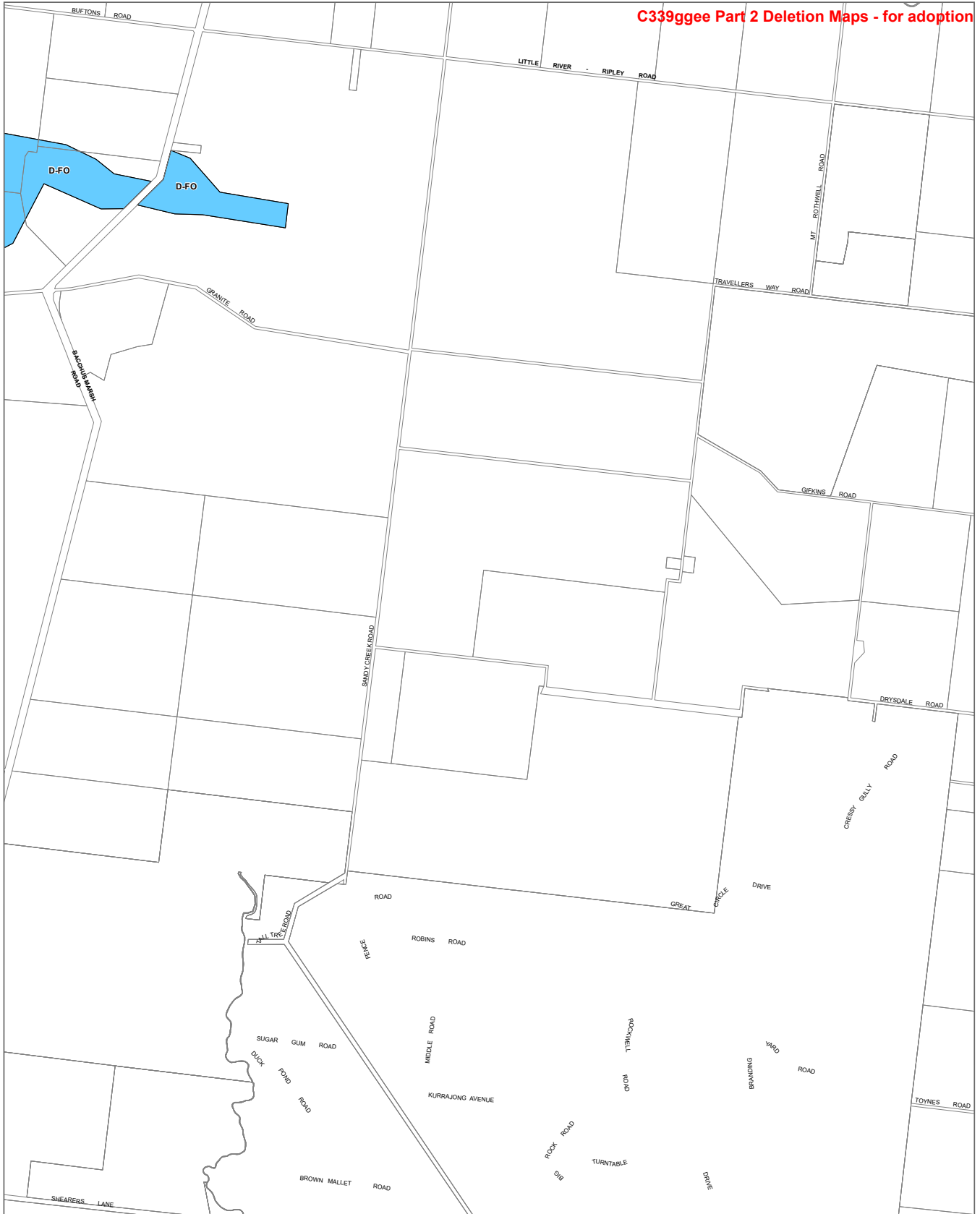


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 6LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



<p>LEGEND</p> <p>■ D-FO - Area to be deleted from a Floodway Overlay</p> <p>■ Municipal Boundary</p>	<p><small>Disclaimer</small></p> <p>This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.</p> <p><small>© The State of Victoria Department of Environment, Land, Water and Planning 2021</small></p>	<p>0 890 1,780 Meters</p> <p>Australian Map Grid Zone 55</p> <p>NORTH</p> <p>Planning Group Printed: 12/04/2021 Amendment Version: 4</p> <p>VICTORIA State Government Environment, Land, Water and Planning</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p>
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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY **MAP No 7LSIO-FO**

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



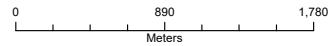
WYNDHAM CITY

LEGEND

- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
- Municipal Boundary

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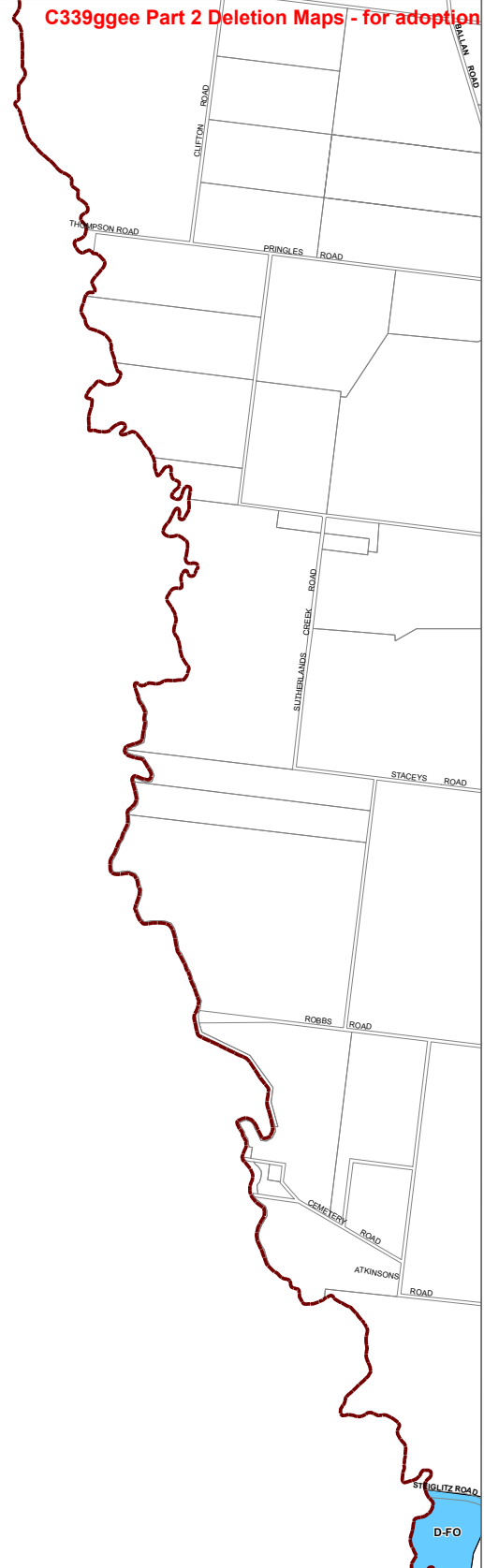
AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 8LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption

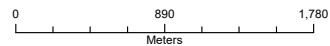
GOLDEN
PLAINS
SHIRE



LEGEND
D-FO - Area to be deleted from a Floodway Overlay

Municipal Boundary

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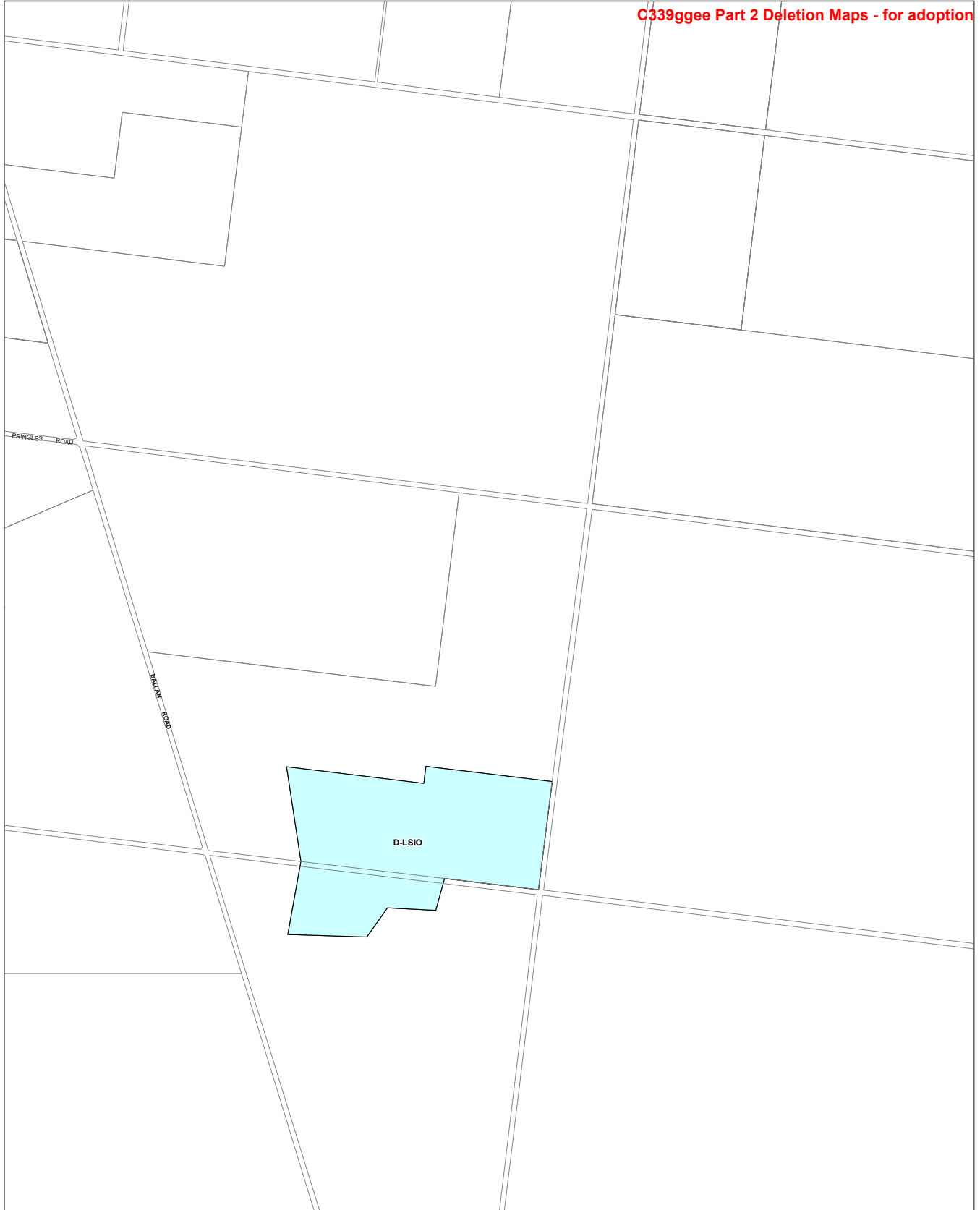


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 9LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



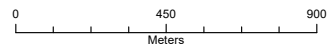
LEGEND

D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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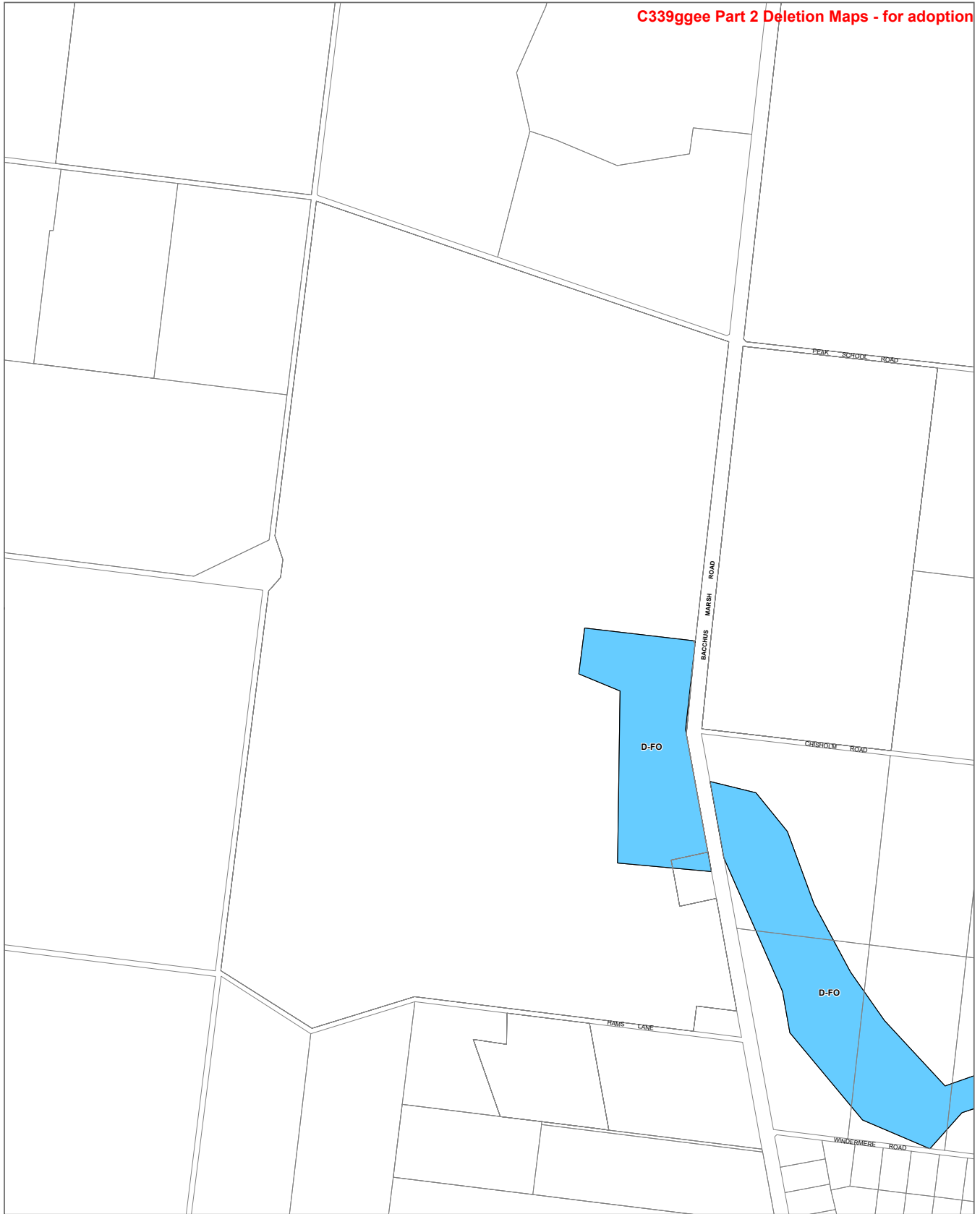


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 10LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



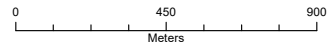
LEGEND

 D-FO - Area to be deleted from a Floodway Overlay

 Municipal Boundary

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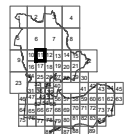


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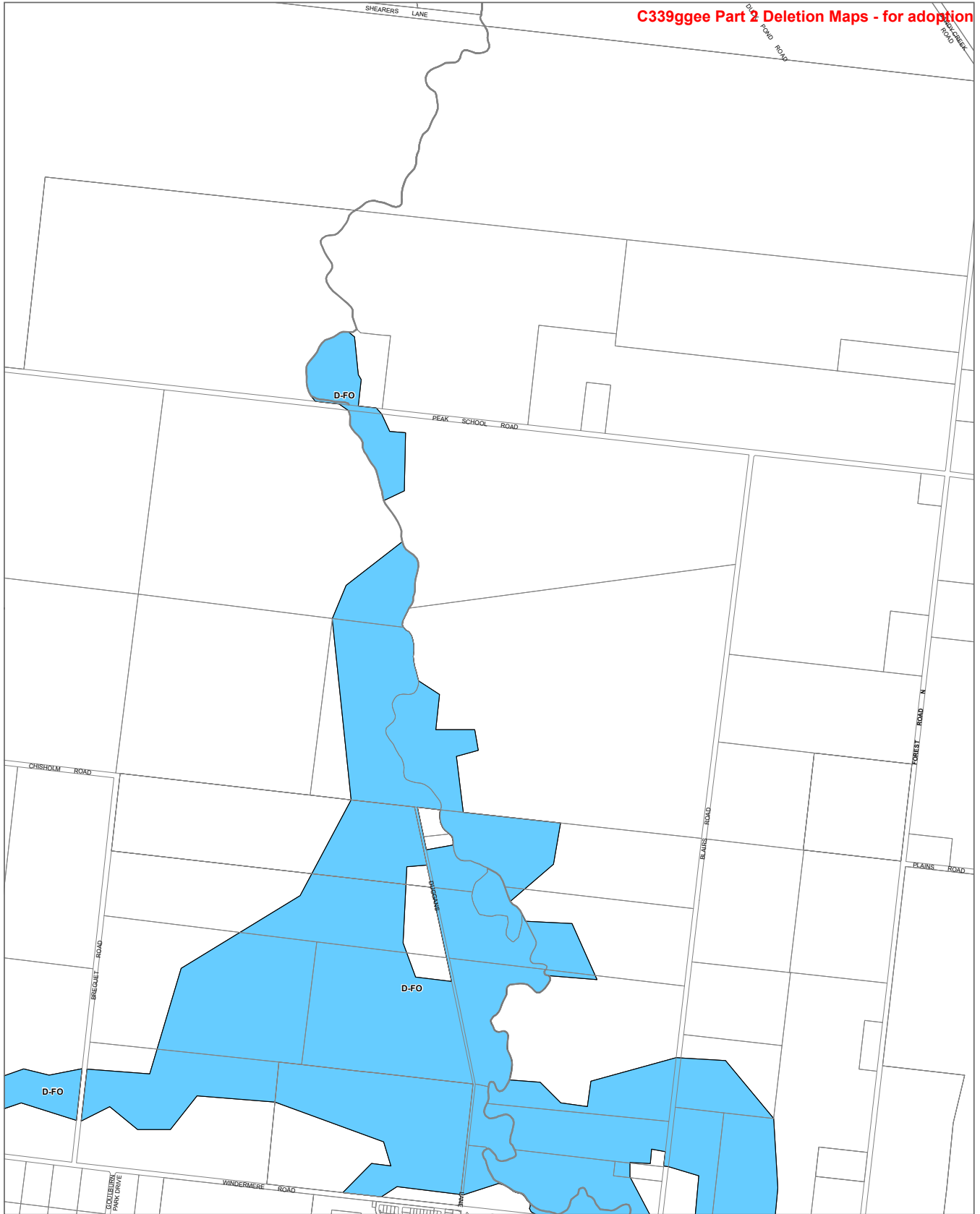


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 11LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



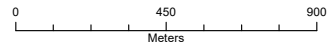
LEGEND

D-FO - Area to be deleted from a Floodway Overlay

Municipal Boundary

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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 12LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption

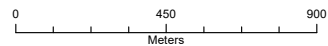


LEGEND

- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
- Municipal Boundary

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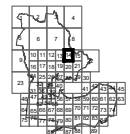


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Planning Group
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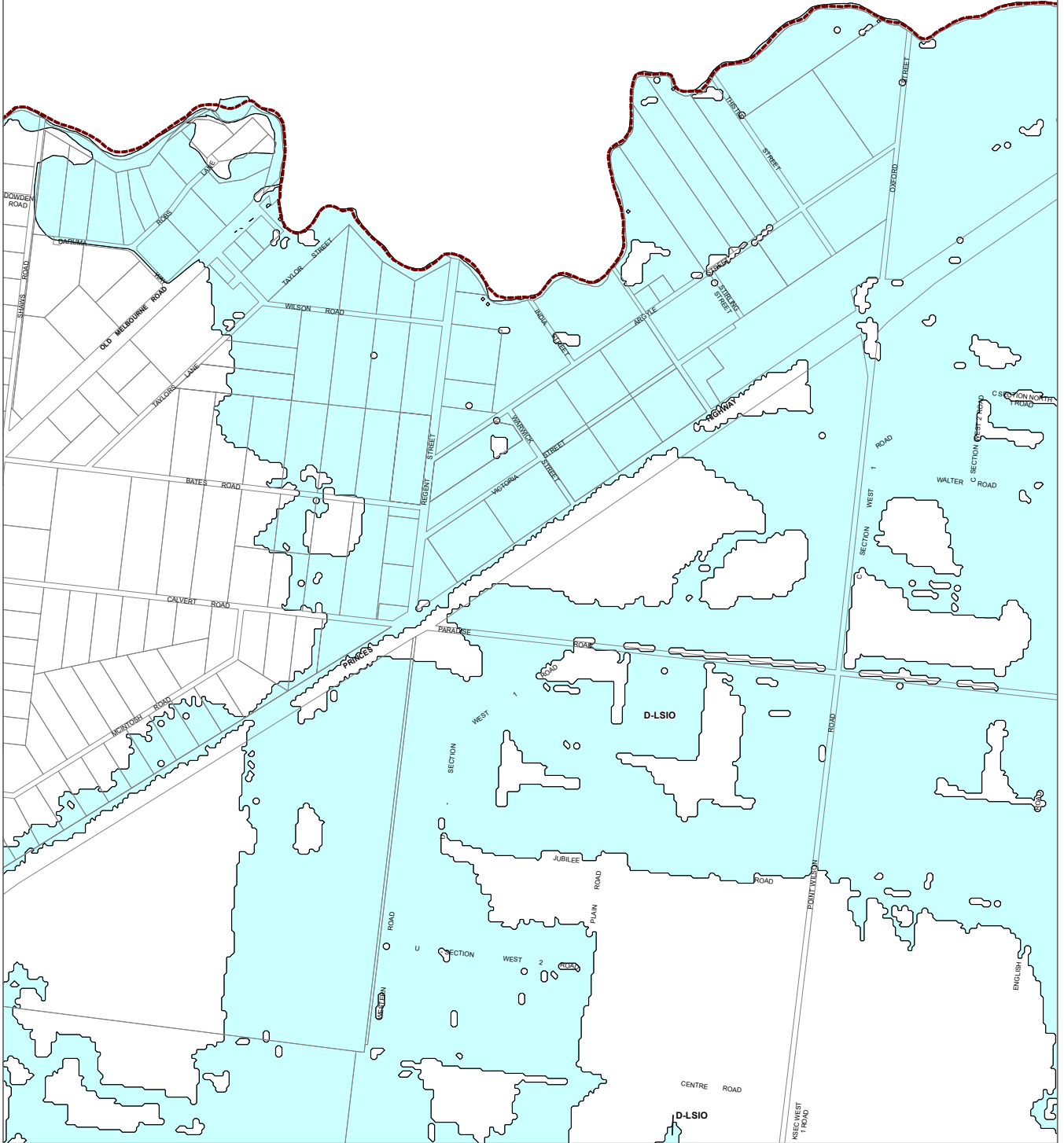
AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 14LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption

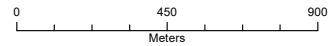
WYNDHAM CITY



LEGEND

- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
- Municipal Boundary

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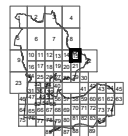


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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 15LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



LEGEND

D-FO - Area to be deleted from a Floodway Overlay

Municipal Boundary

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0 450 900
Meters

Australian Map Grid Zone 55

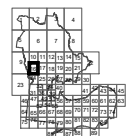


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INDEX TO ADJOINING SCHEME MAPS

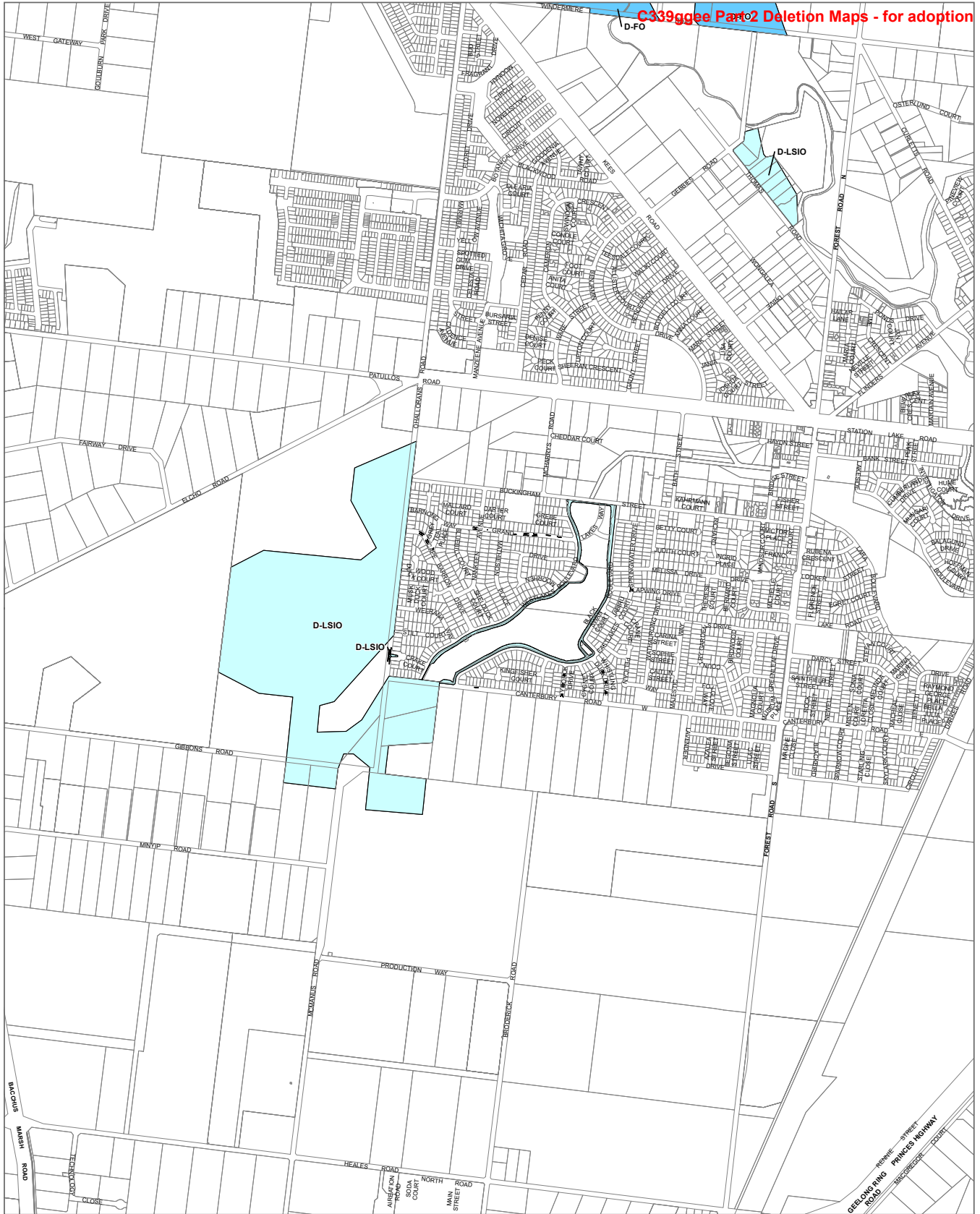


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 16LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



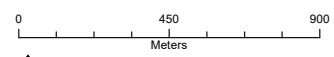
LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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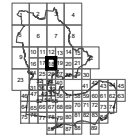


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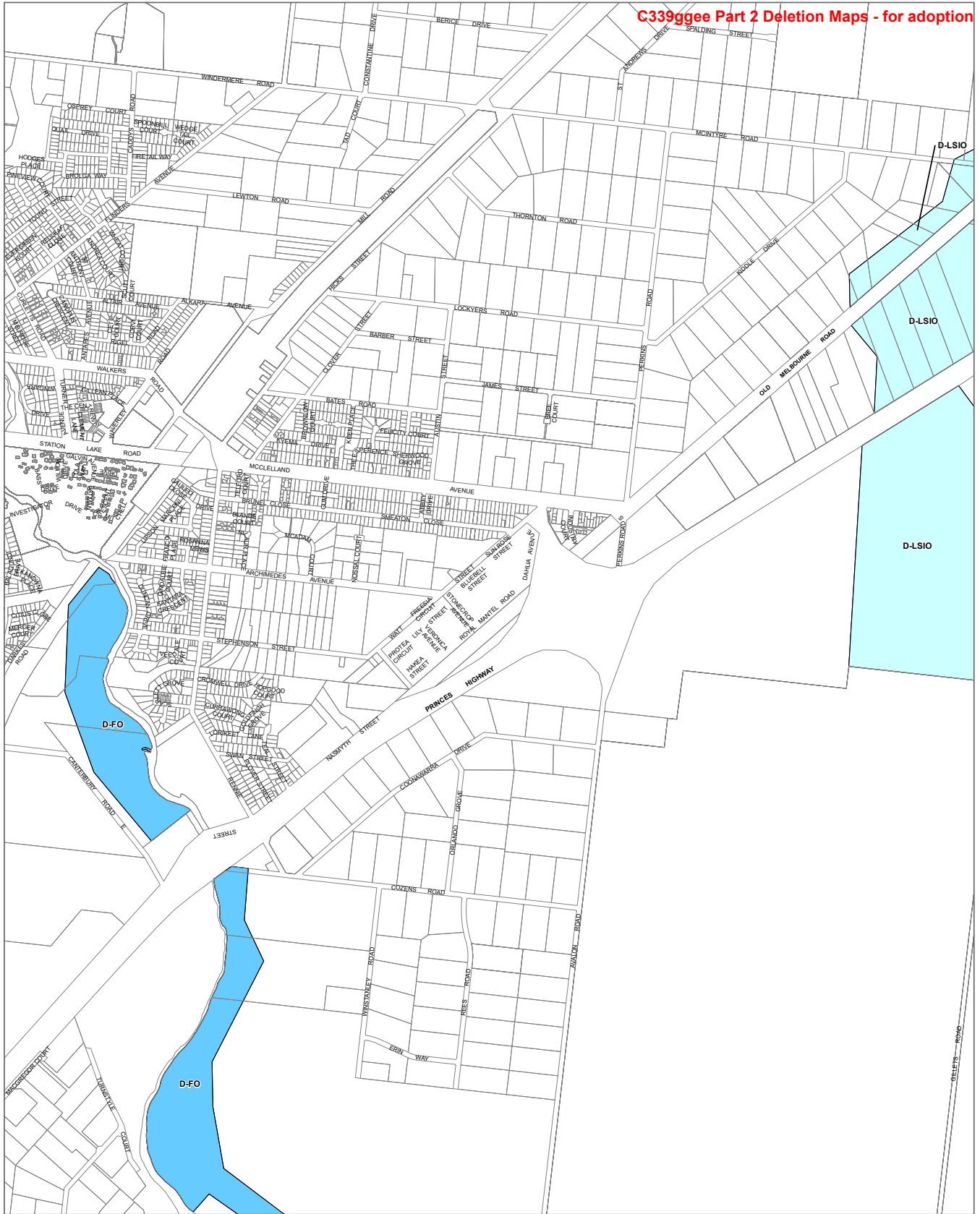


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 18LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



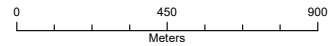
LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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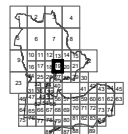


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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 19LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption

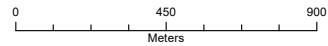


LEGEND

- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
- Municipal Boundary

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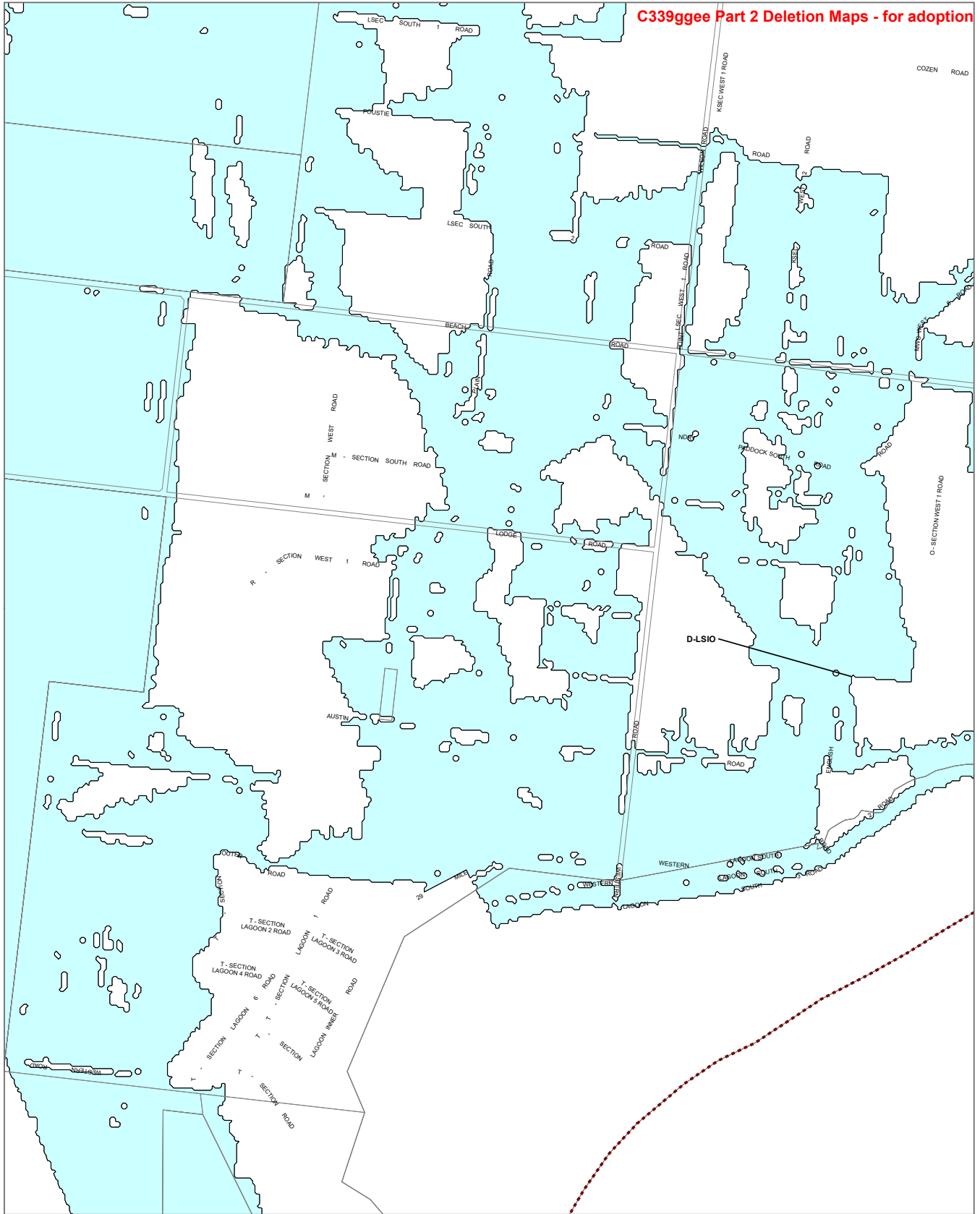


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 20LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



LEGEND

- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
- Municipal Boundary

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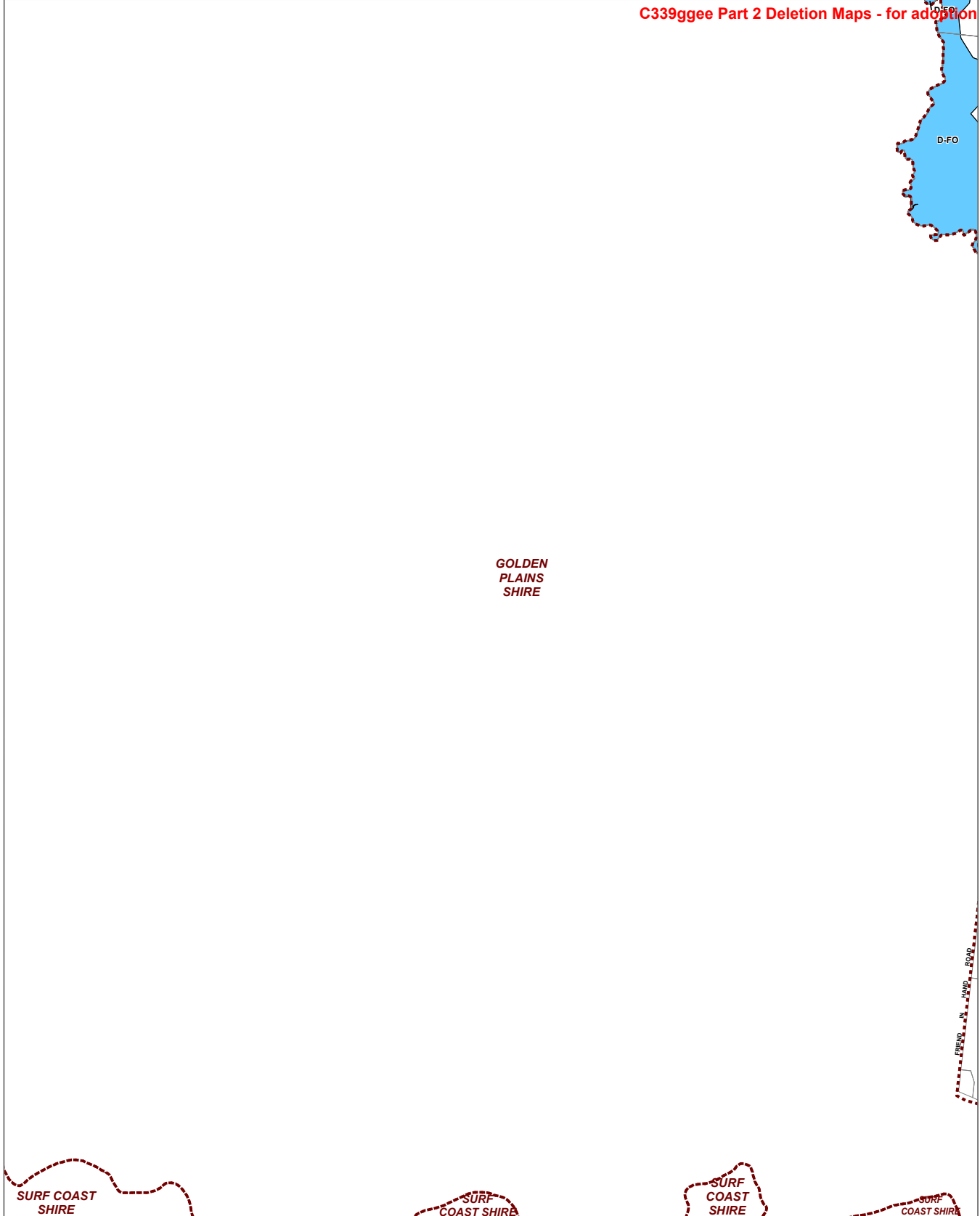
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LEGEND
D-FO - Area to be deleted from a Floodway Overlay

Municipal Boundary

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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 23LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



<p>LEGEND</p> <p> D-FO - Area to be deleted from a Floodway Overlay</p> <p> D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay</p>	<p> Municipal Boundary</p>	<p>Disclaimer This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2021</p>	<p>0 450 900 Meters Australian Map Grid Zone 55</p> <p>NORTH Planning Group Printed: 12/04/2021 Amendment Version: 4</p> <p>VICTORIA State Government Environment, Land, Water and Planning</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p>
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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY **MAP No 24LSIO-FO**

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption

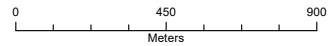


LEGEND

- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
- Municipal Boundary

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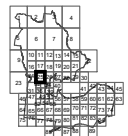


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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 25LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339gee

C339gee Part 2 Deletion Maps - for adoption



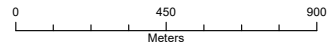
LEGEND

D-FO - Area to be deleted from a Floodway Overlay

Municipal Boundary

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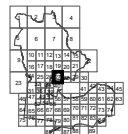


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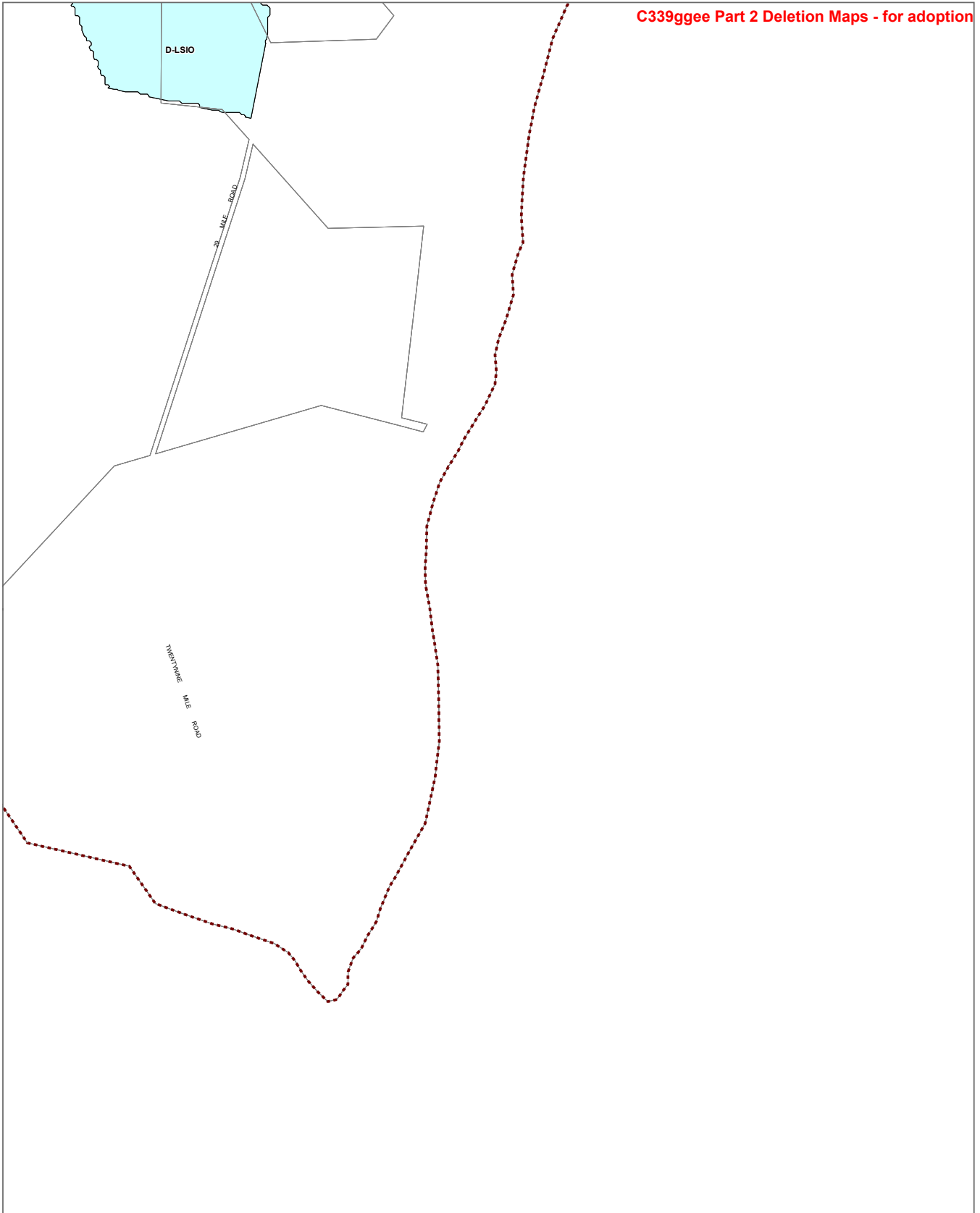


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 27LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption

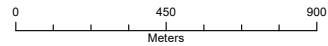


LEGEND

- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
- Municipal Boundary

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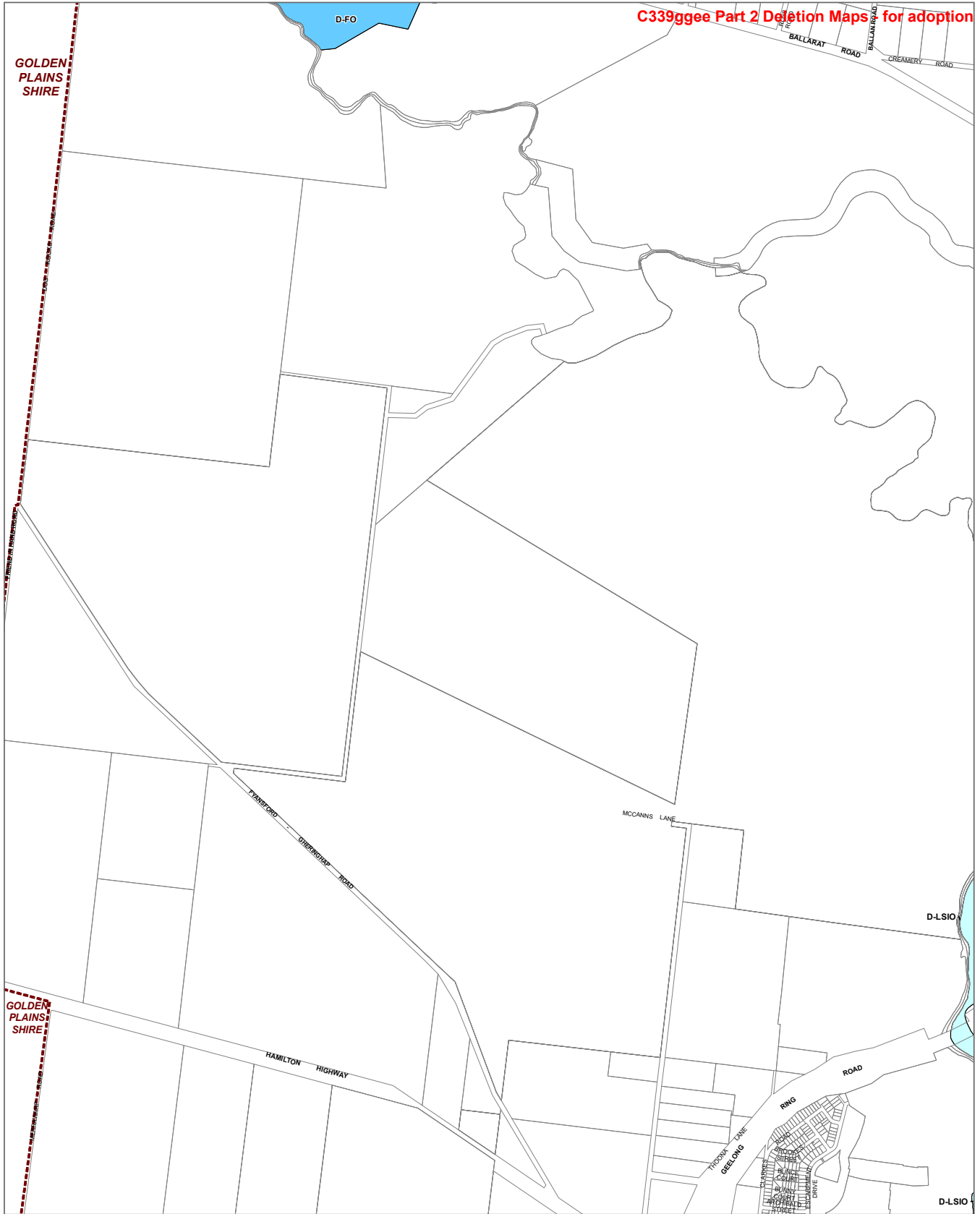


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 29LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps for adoption



LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
- Municipal Boundary

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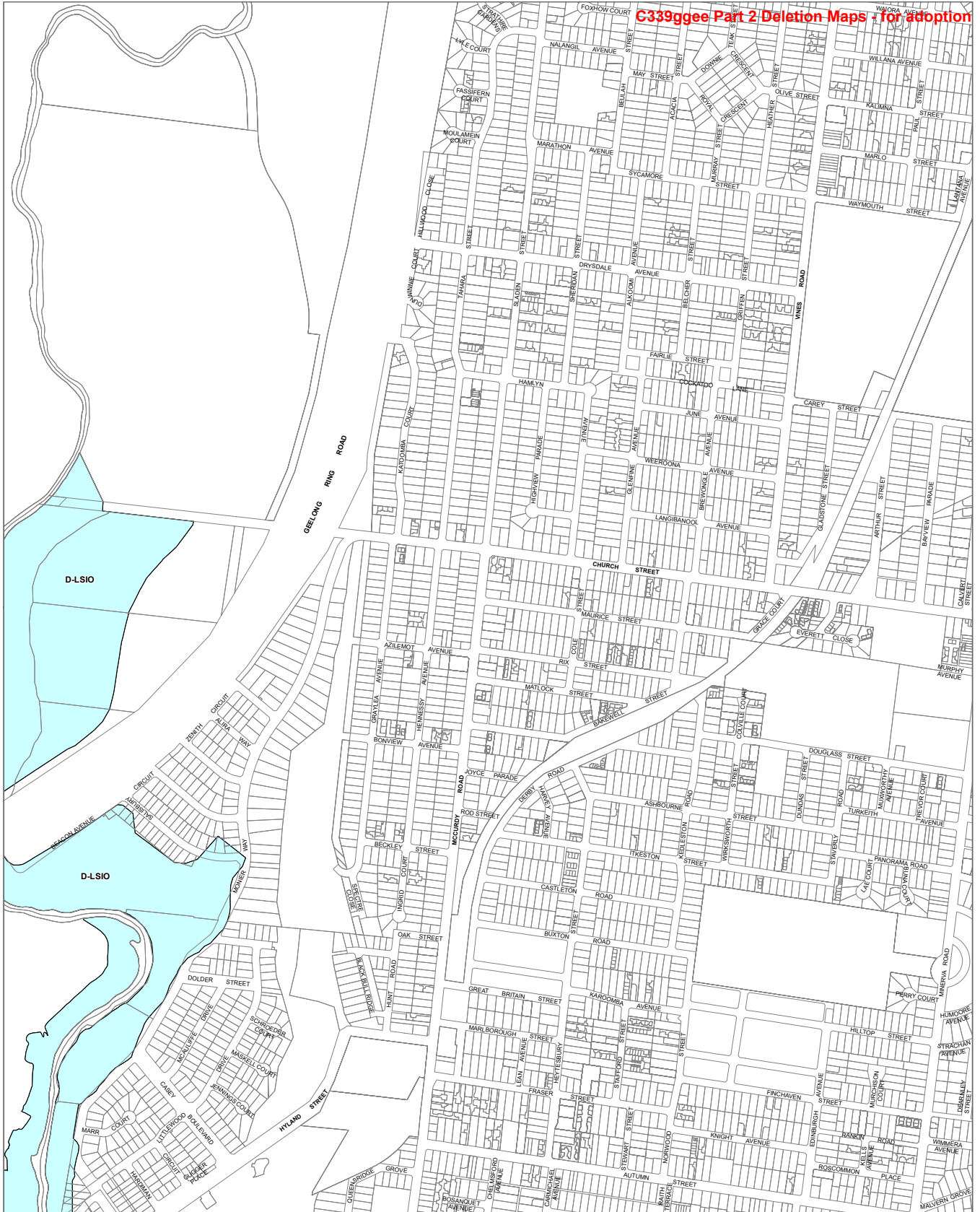
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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY **MAP No 31LSIO-FO**

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339gee

C339gee Part 2 Deletion Maps - for adoption

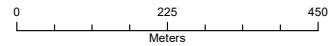


LEGEND

- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
- Municipal Boundary

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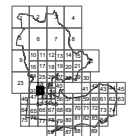


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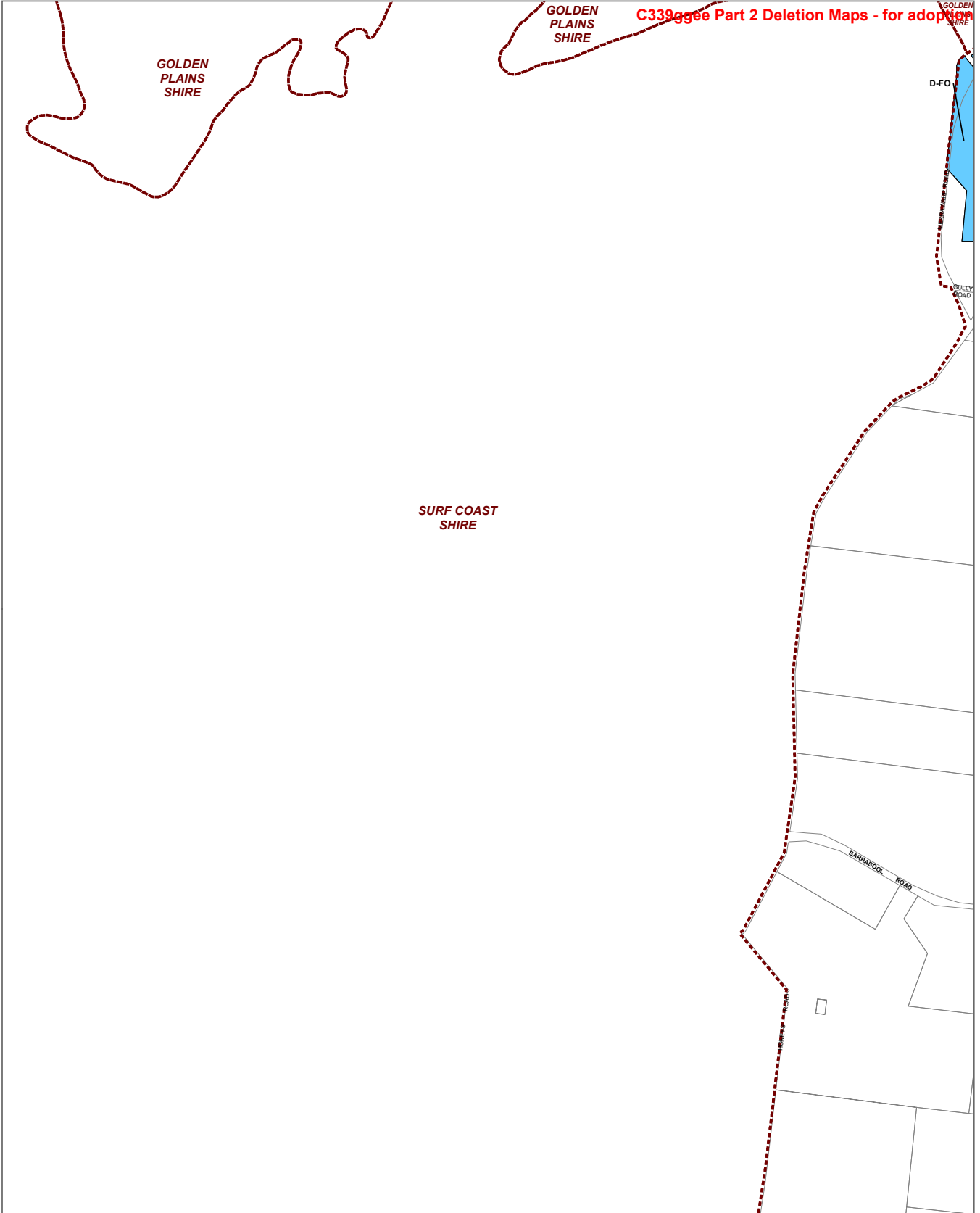


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 36LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



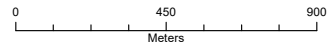
LEGEND

D-FO - Area to be deleted from a Floodway Overlay

Municipal Boundary

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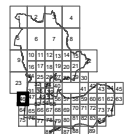


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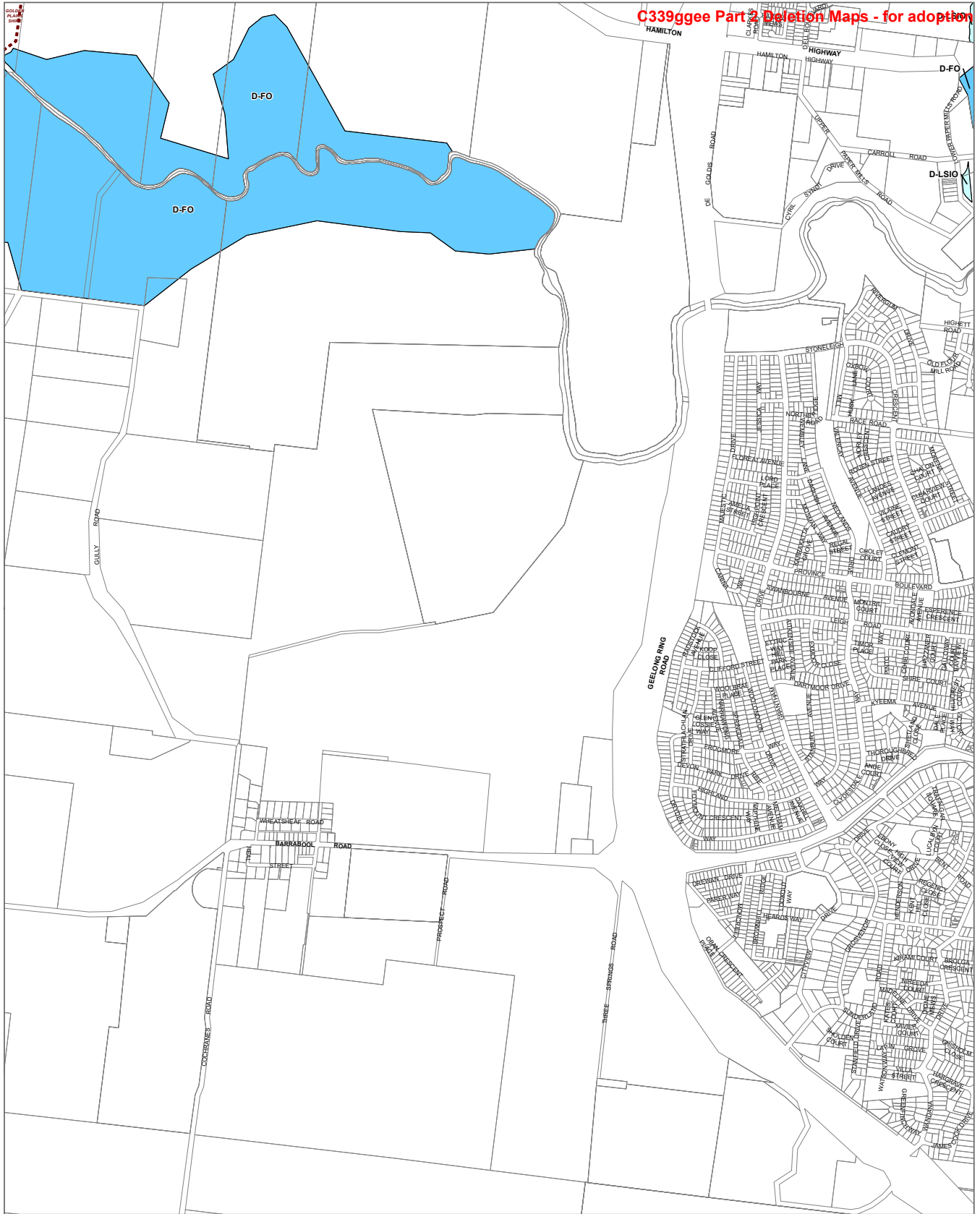


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 46LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



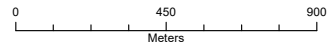
LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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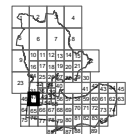


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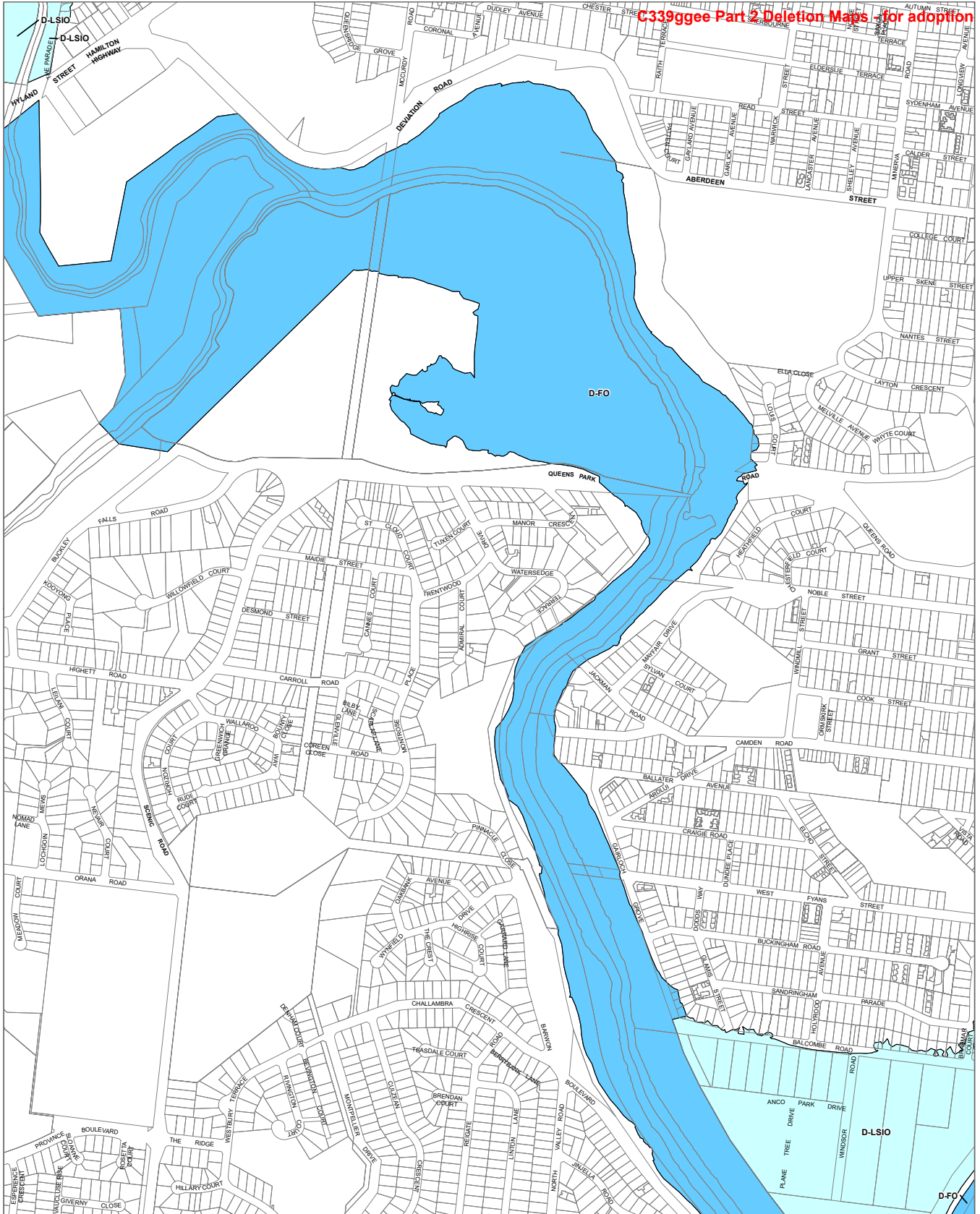


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 47LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



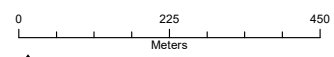
LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay



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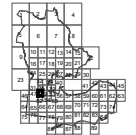


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MAP No 48LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



- LEGEND**
- D-FO - Area to be deleted from a Floodway Overlay
 - D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
 - Municipal Boundary

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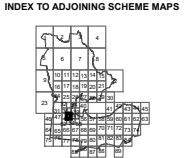
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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY **MAP No 49LSIO-FO**

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339gee

C339gee Part 2 Deletion Maps - for adoption



LEGEND
 D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
 Municipal Boundary

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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



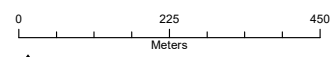
LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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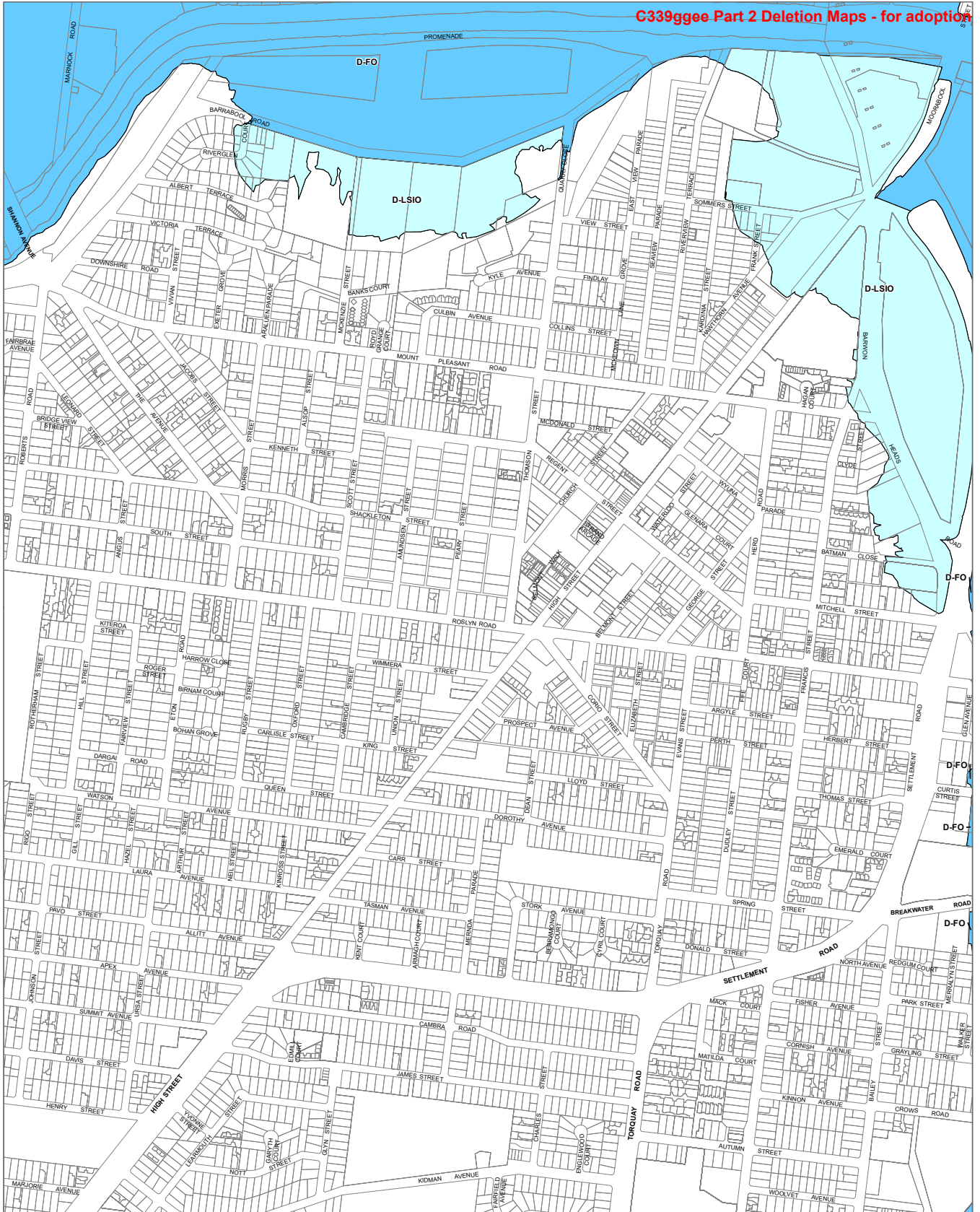


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 52LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



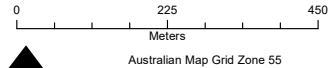
LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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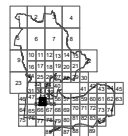
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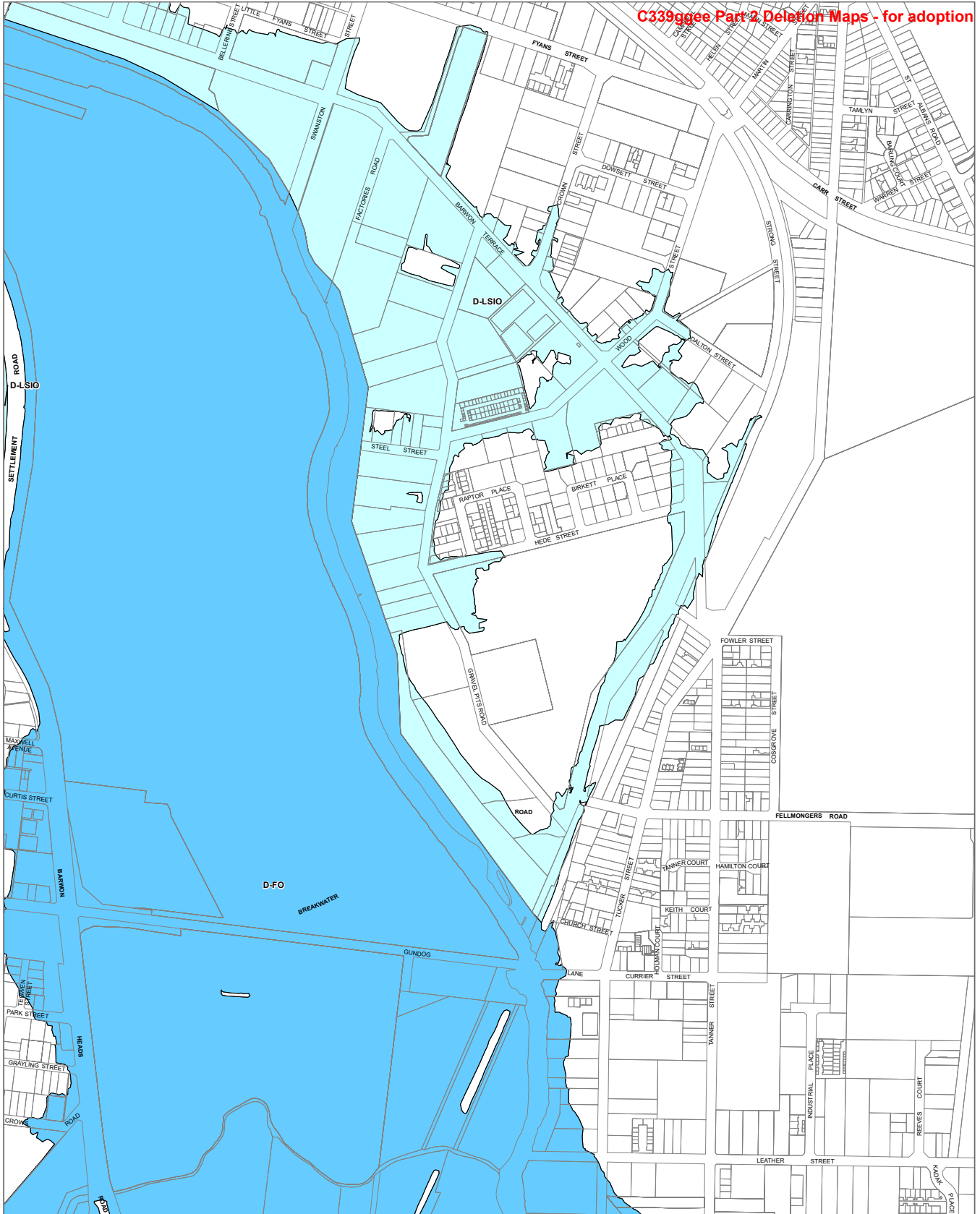


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 53LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



- LEGEND**
- D-FO - Area to be deleted from a Floodway Overlay
 - D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
 - Municipal Boundary

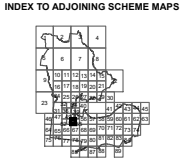
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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

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LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- Municipal Boundary

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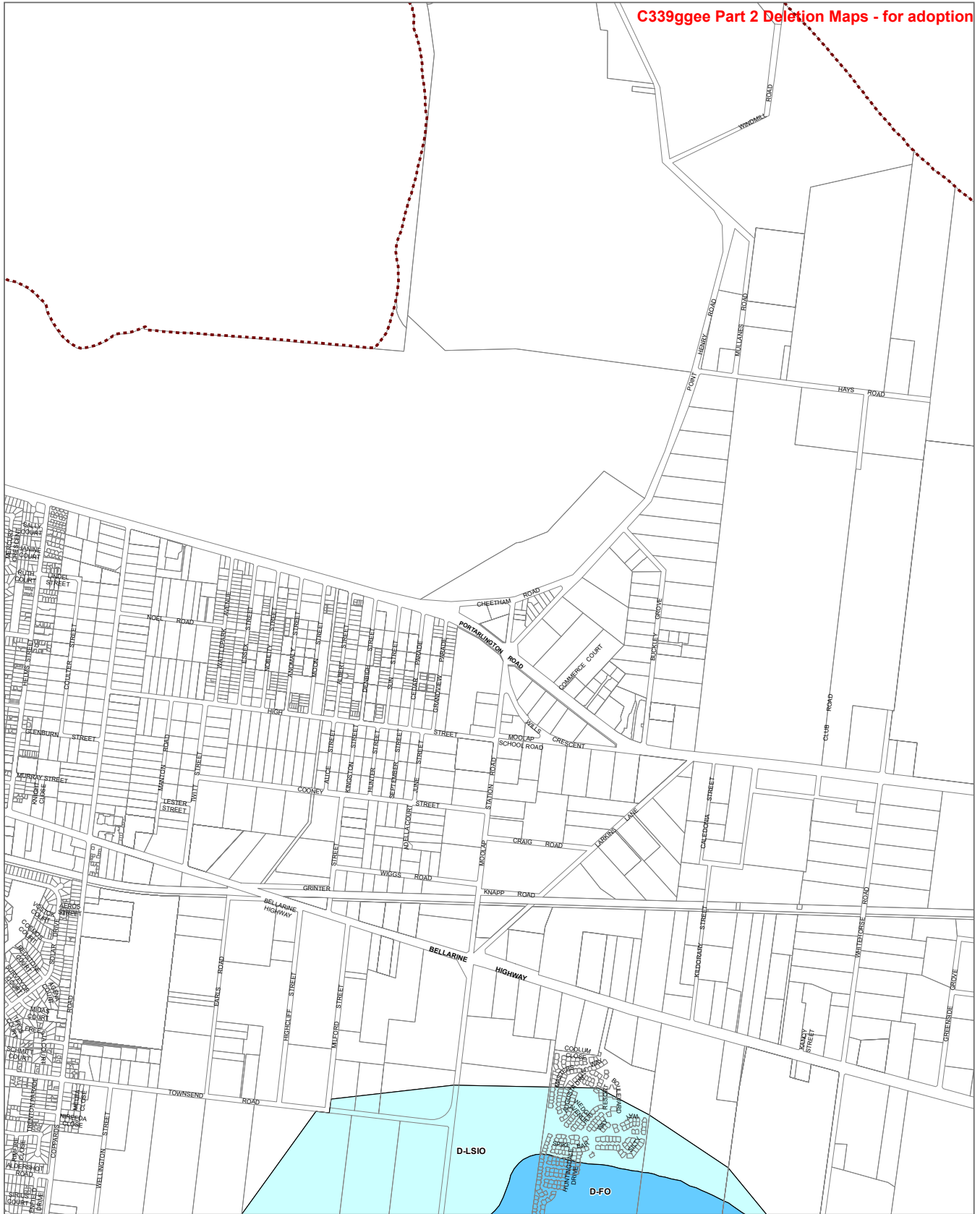
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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY **MAP No 55LSIO-FO**

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



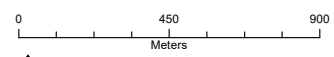
LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay



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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 56LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- Municipal Boundary

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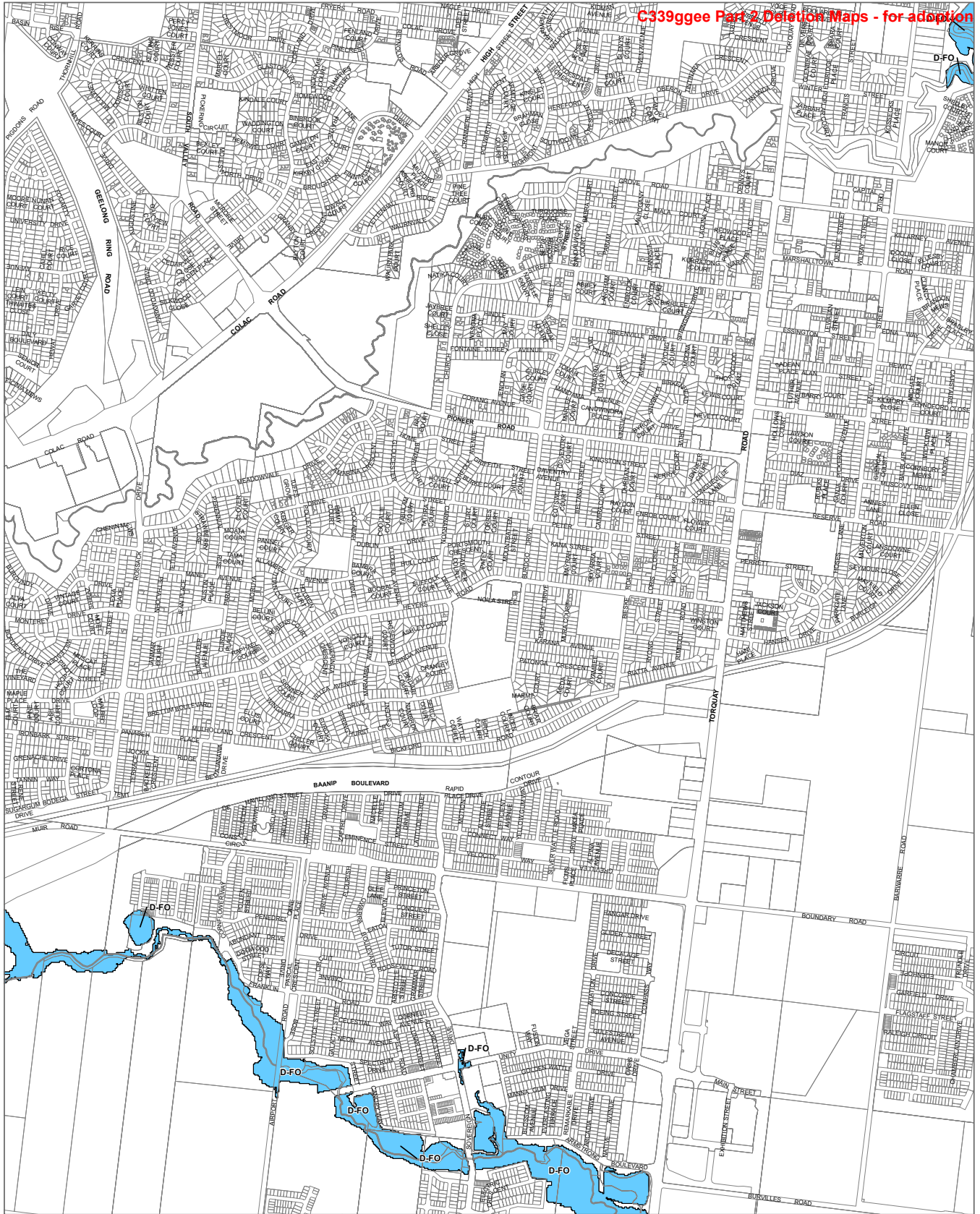
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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY **MAP No 65LSIO-FO**

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339gee

C339gee Part 2 Deletion Maps - for adoption



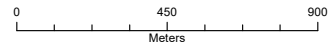
LEGEND

D-FO - Area to be deleted from a Floodway Overlay

Municipal Boundary

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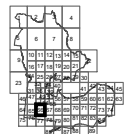


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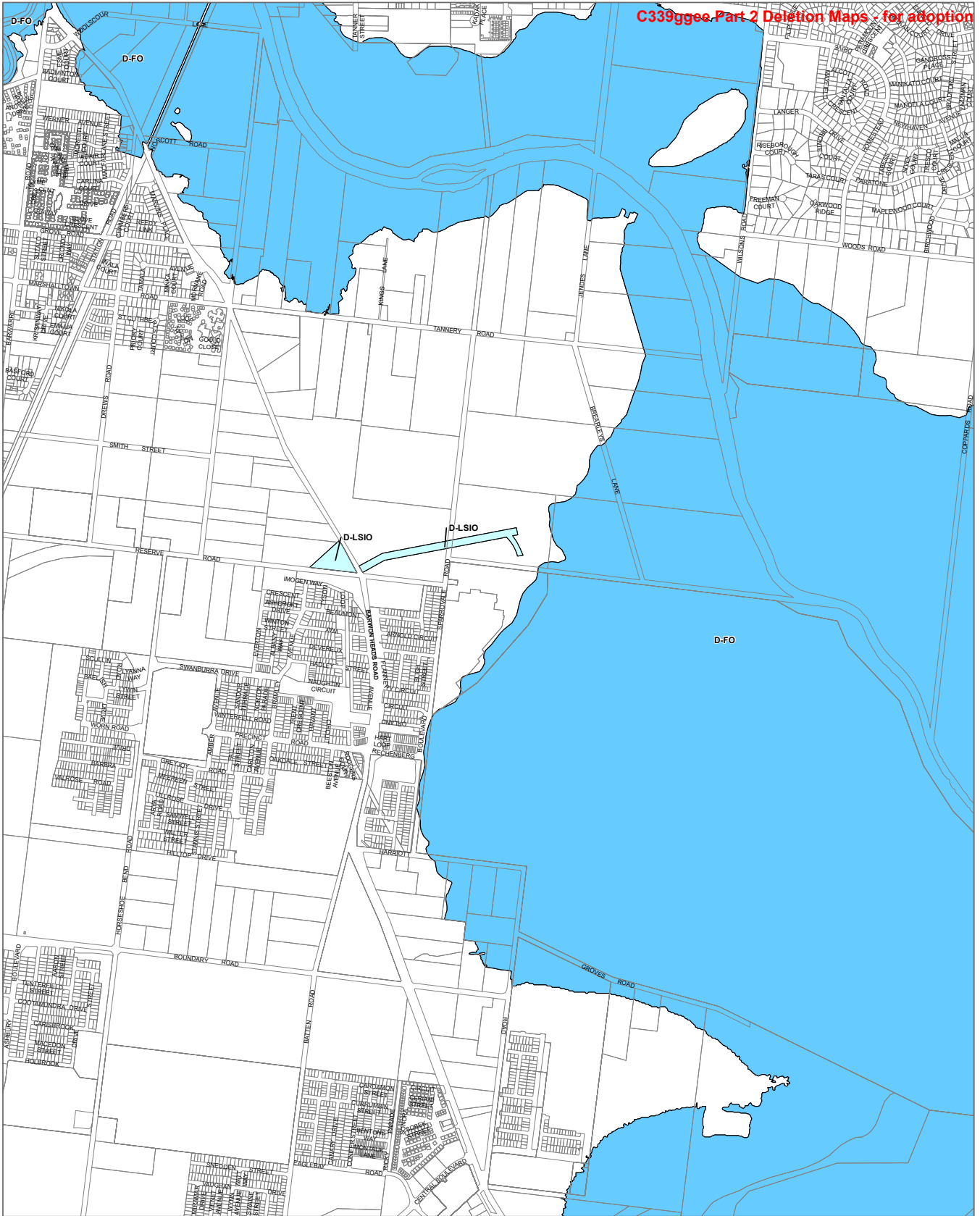


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 66LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



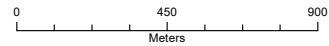
LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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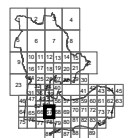


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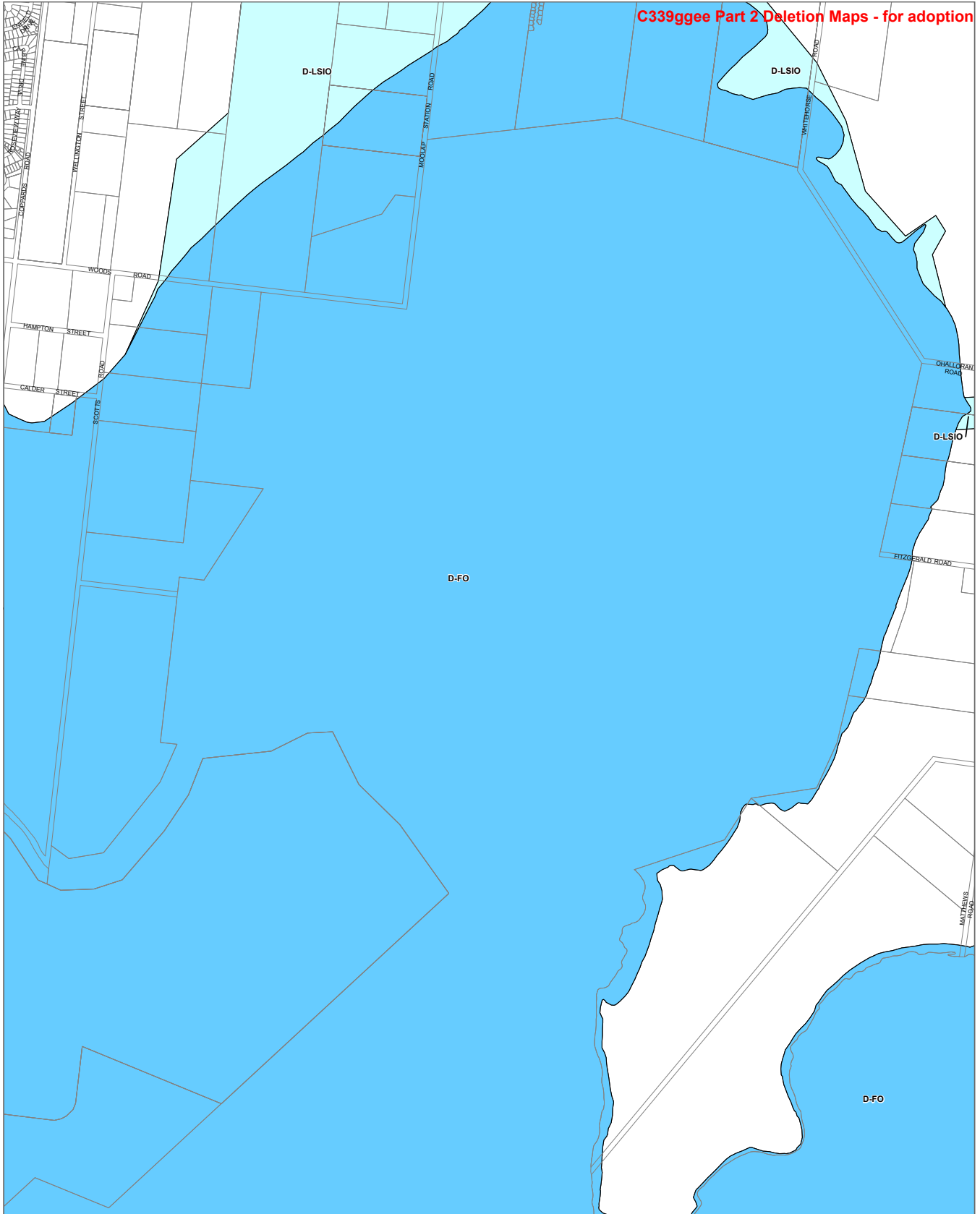


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 67LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



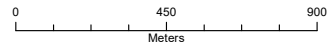
LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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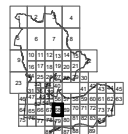


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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 68LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



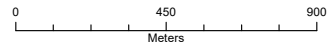
LEGEND

D-FO - Area to be deleted from a Floodway Overlay

Municipal Boundary

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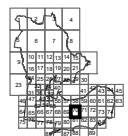


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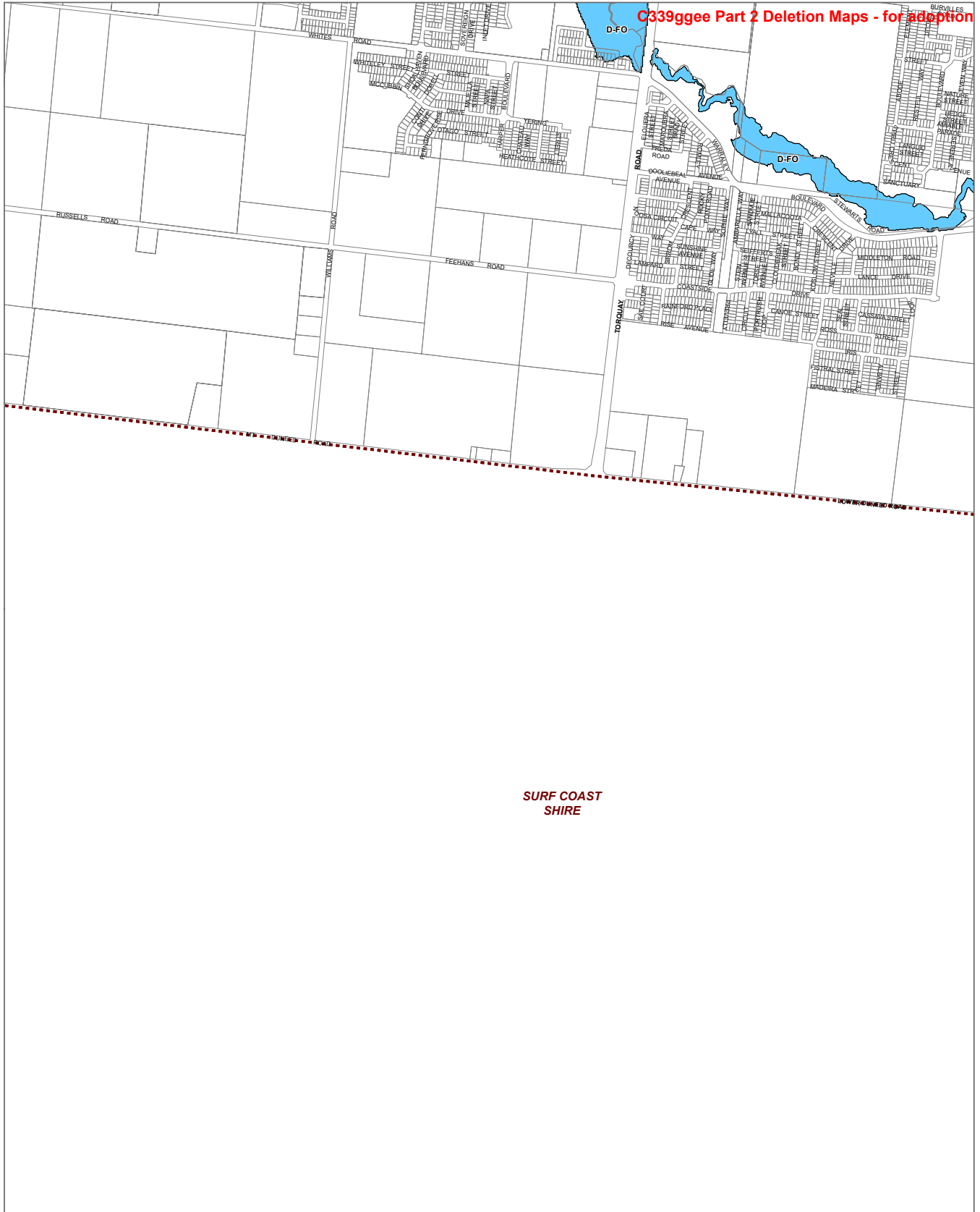


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 70LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339gee

C339gee Part 2 Deletion Maps - for adoption



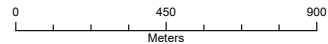
LEGEND

D-FO - Area to be deleted from a Floodway Overlay

Municipal Boundary

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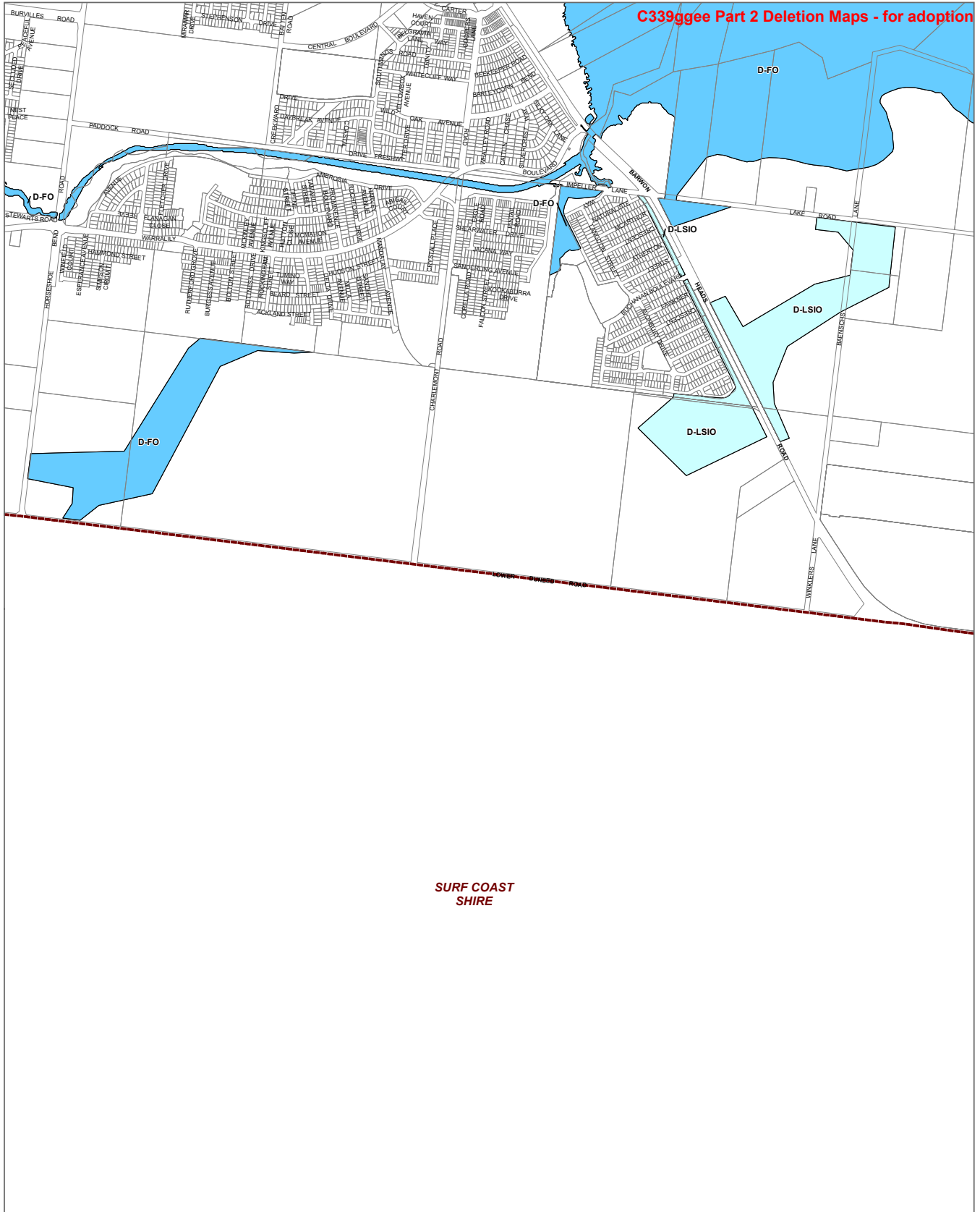


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 77LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



**SURF COAST
 SHIRE**

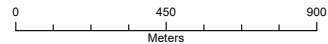
LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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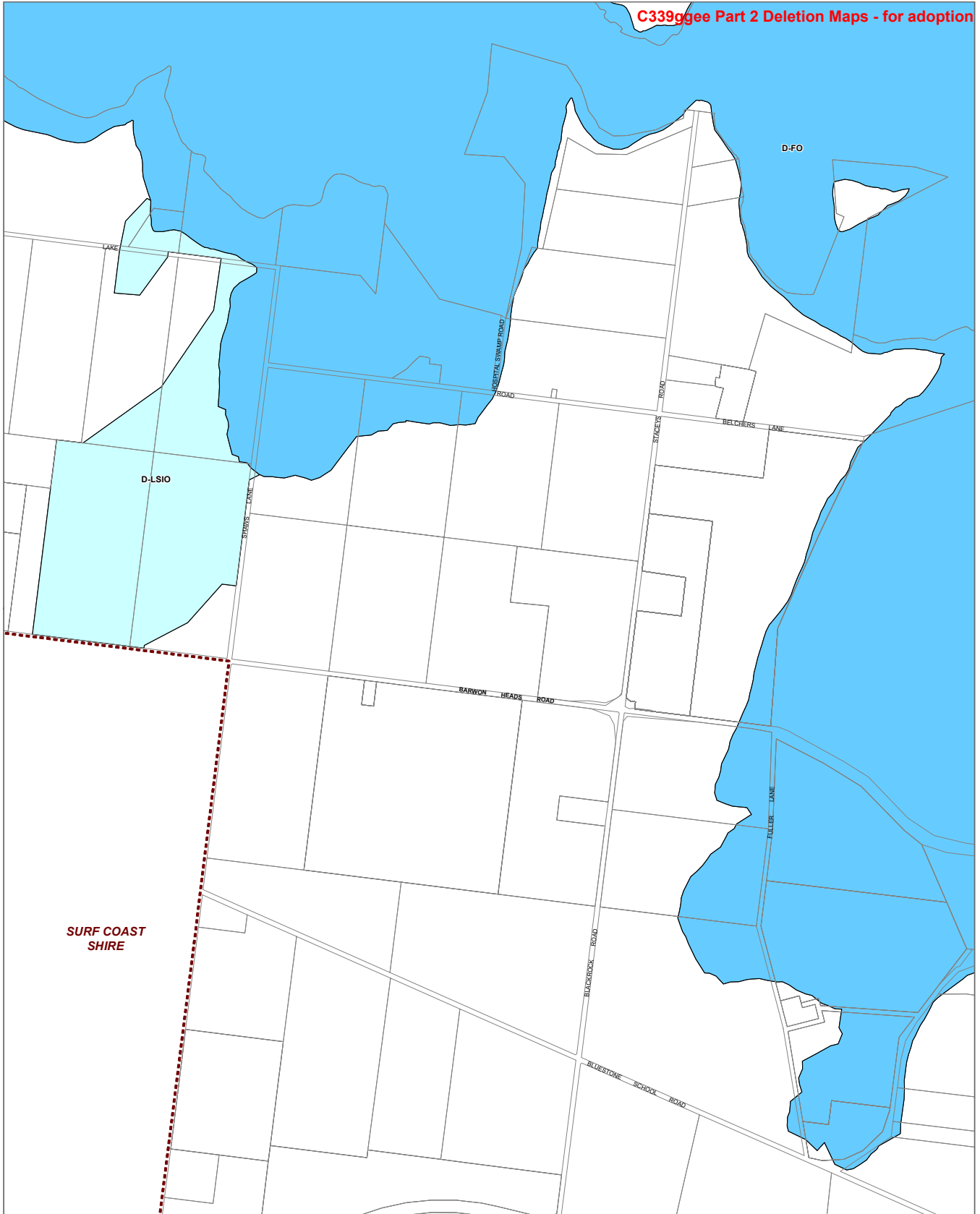
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AMENDMENT C339ggee

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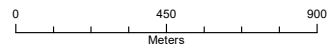
LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

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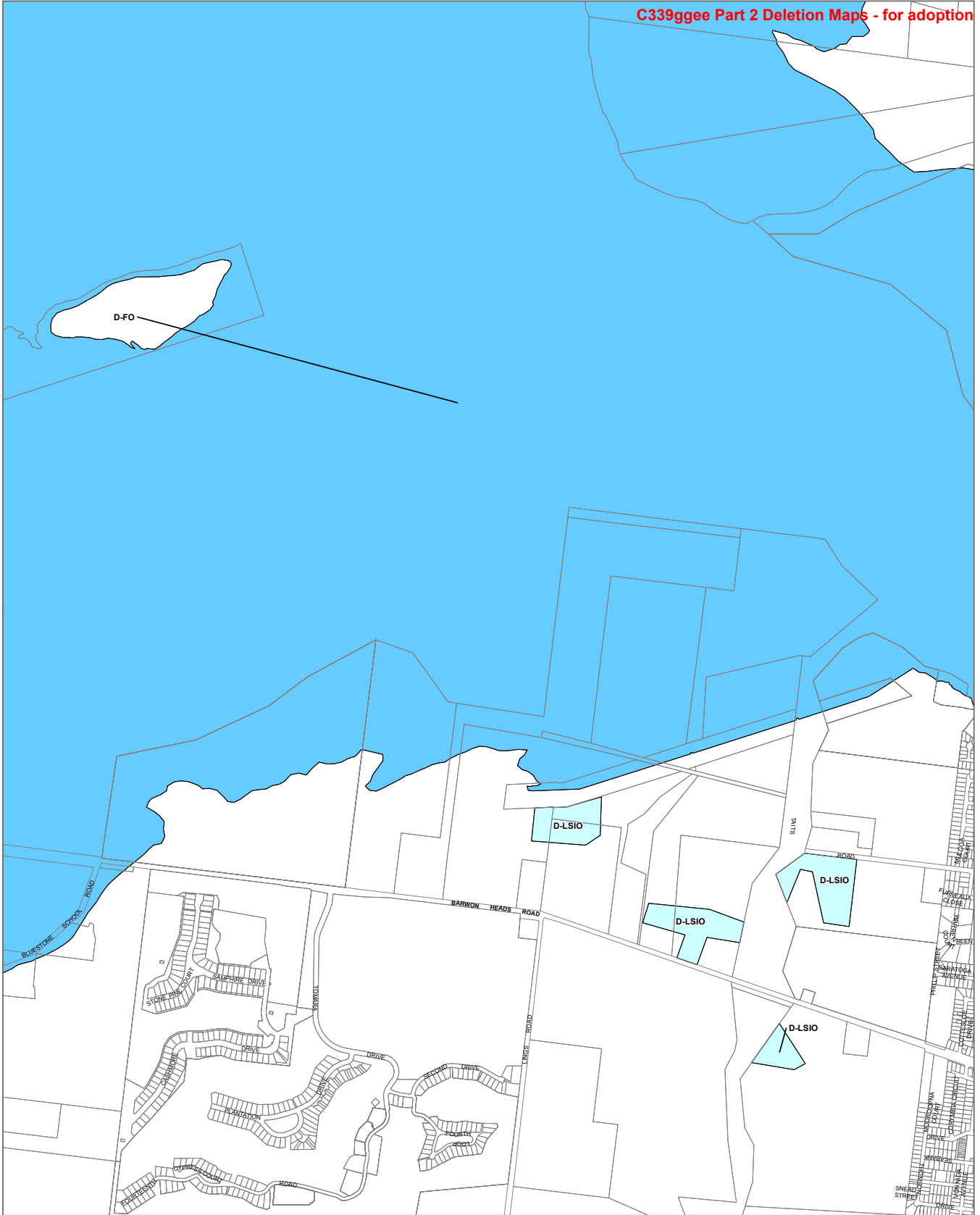


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 79LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



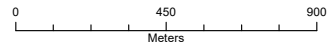
LEGEND

- D-FD - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

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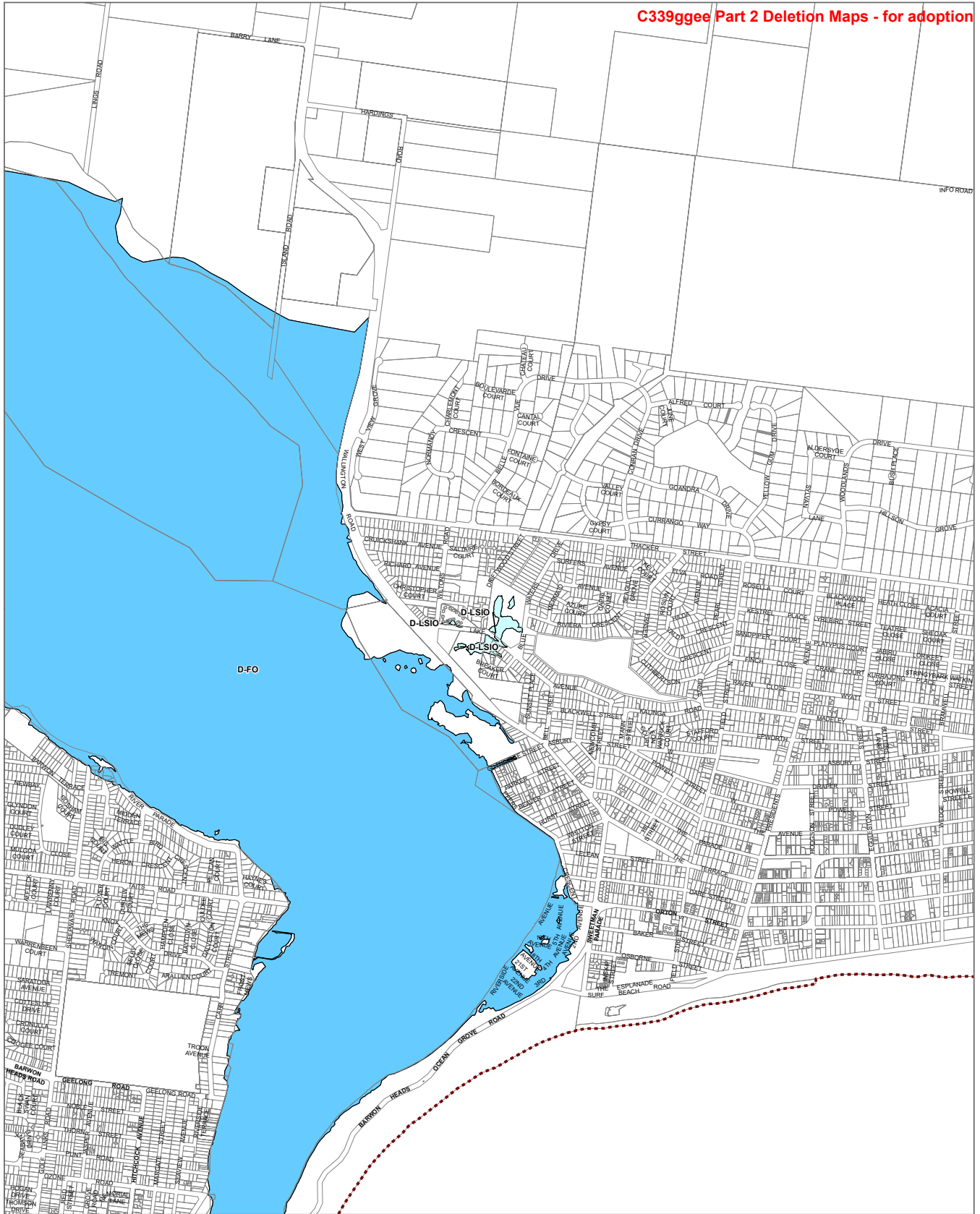


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 80LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



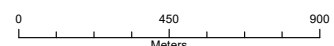
LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

- - - Municipal Boundary

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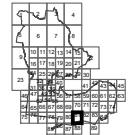


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MAP No 81LSIO-FO

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C339ggee Part 2 Deletion Maps - for adoption

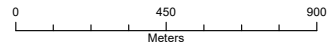


LEGEND

- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
- Municipal Boundary

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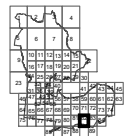


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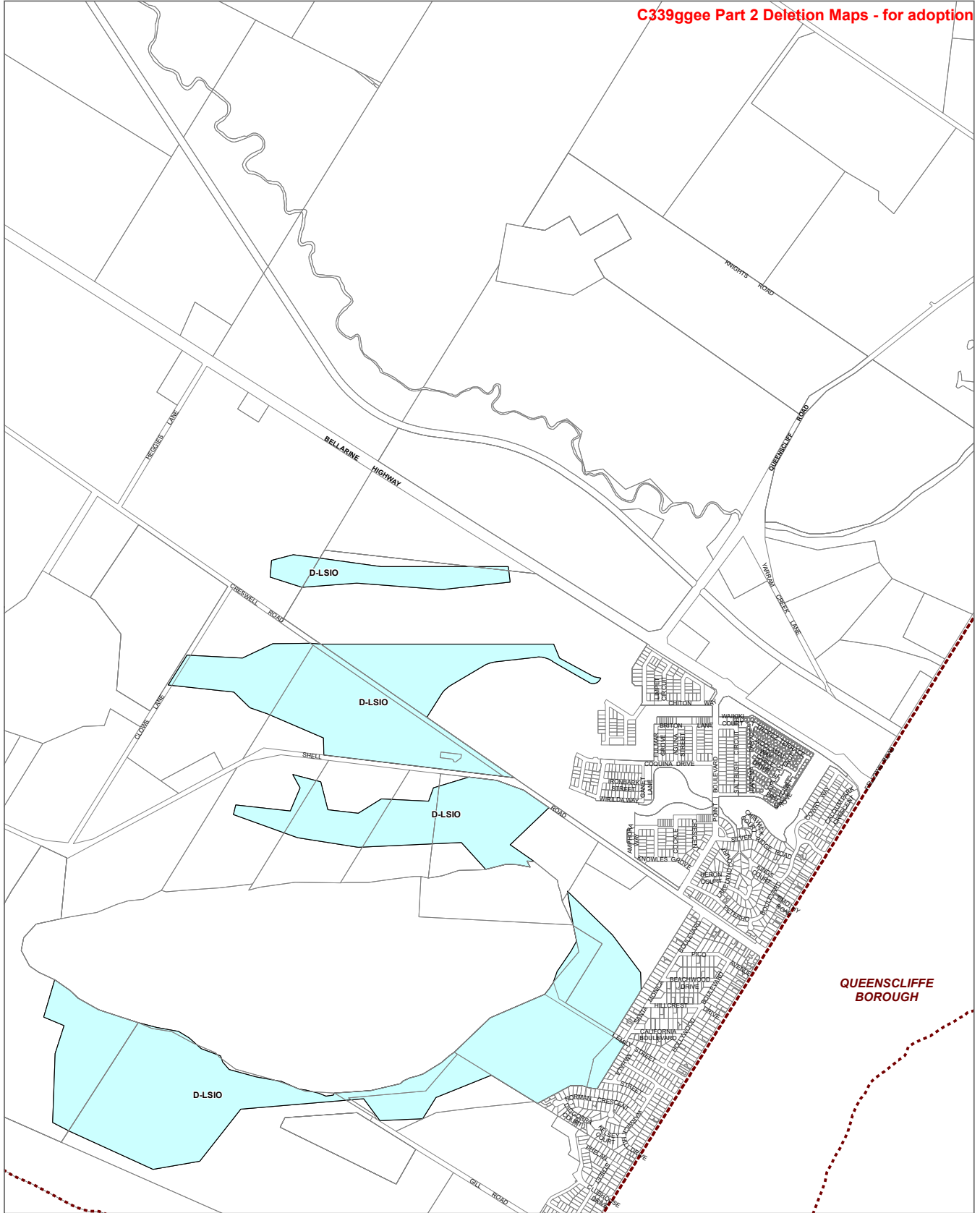


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 82LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption

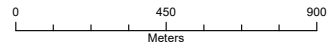


LEGEND

- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
- Municipal Boundary

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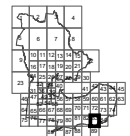


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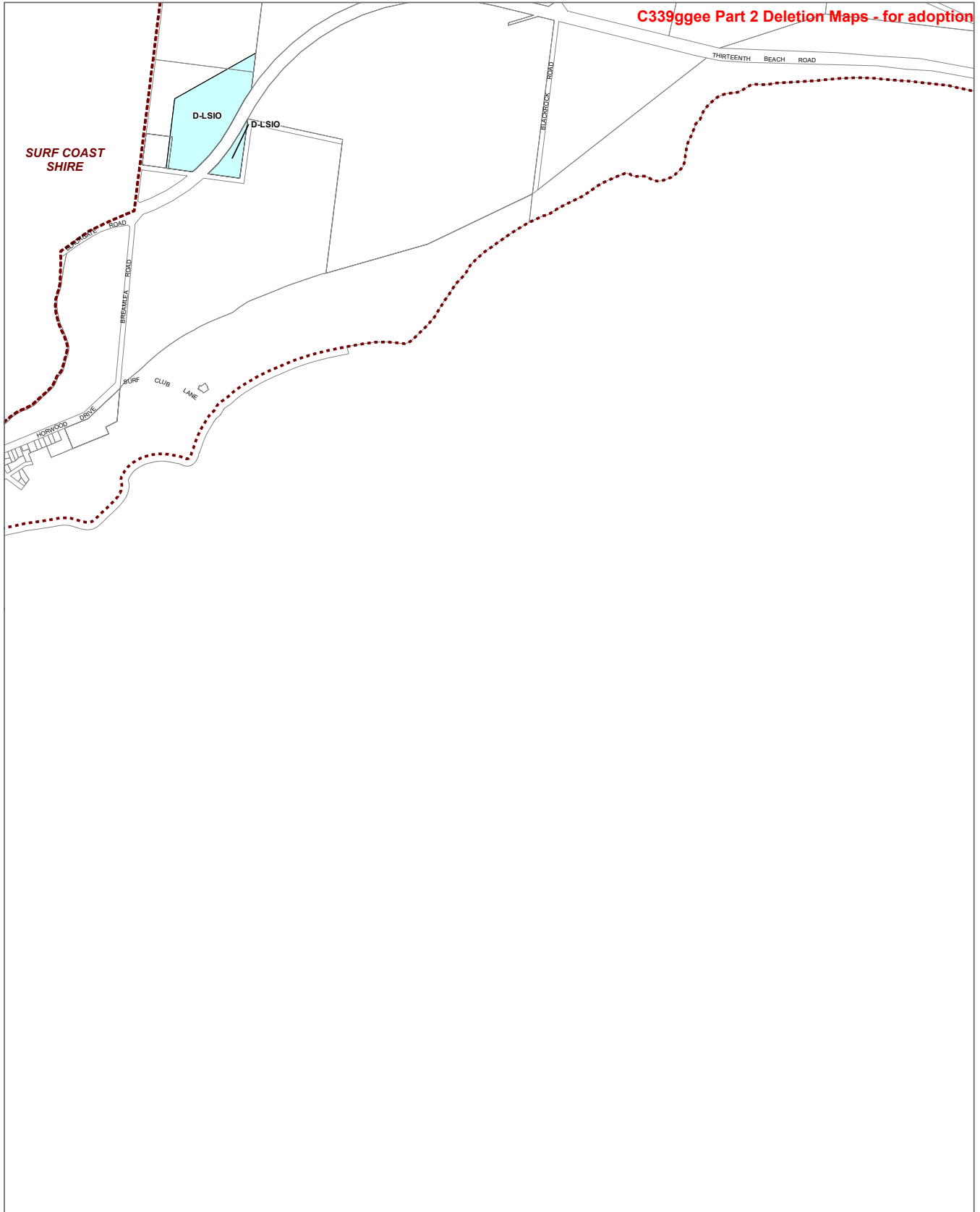


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 83LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption

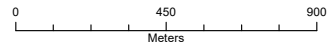


LEGEND

- D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
- Municipal Boundary

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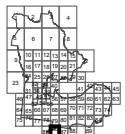


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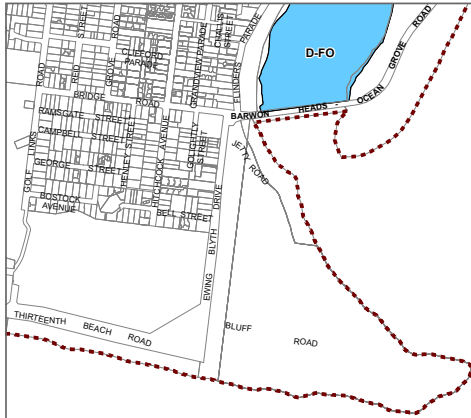


AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 86LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 Deletion Maps - for adoption



LEGEND

- D-FO - Area to be deleted from a Floodway Overlay
- - - Municipal Boundary

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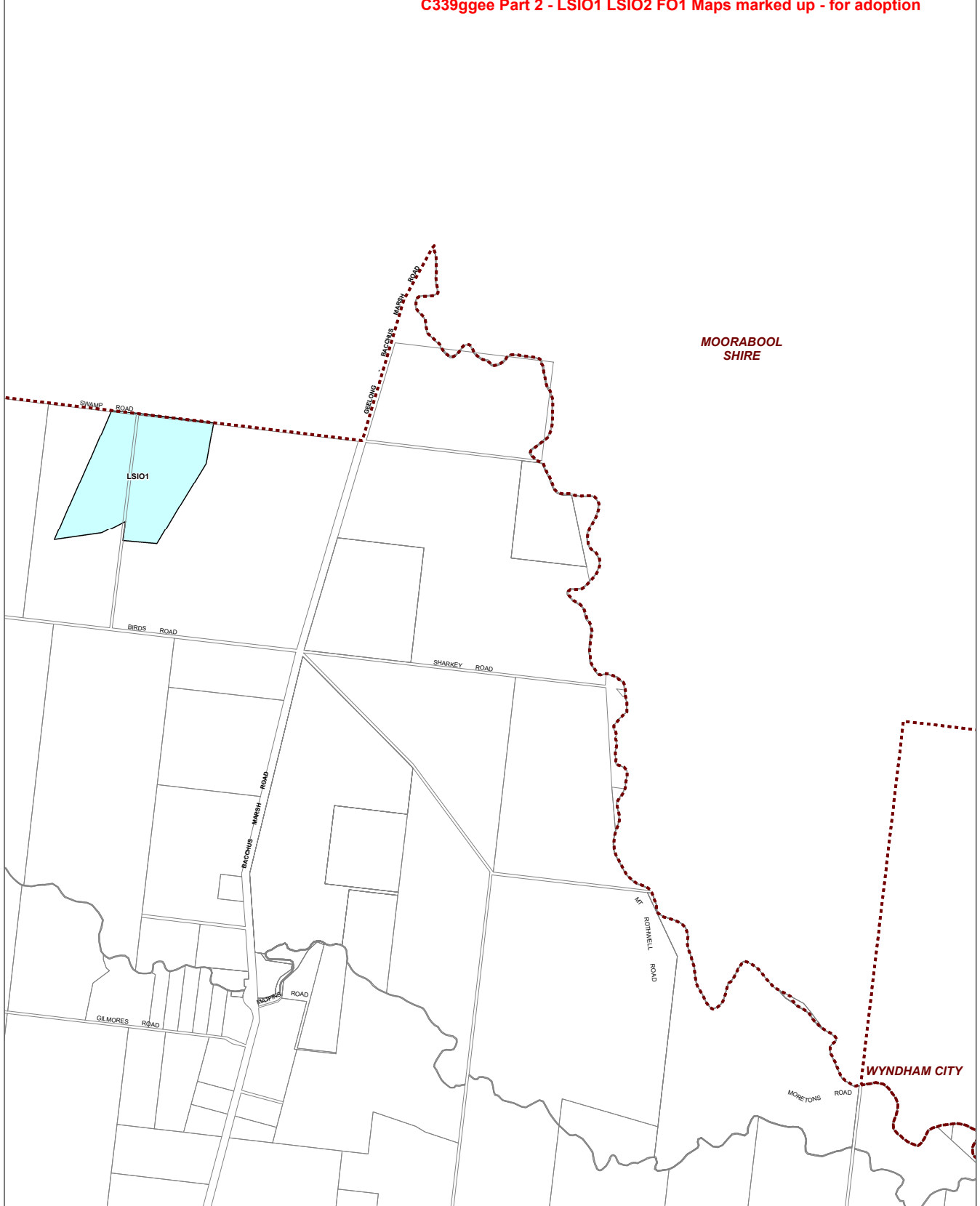
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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



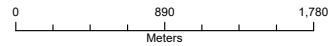
LEGEND

LSIO1 - Land Subject to Inundation Overlay - Schedule 1

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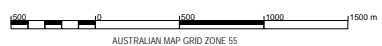
C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



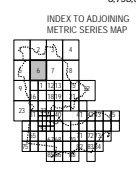
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Overlays

Floodway Overlay



Amendment C39
 Printed: 21/11/2023

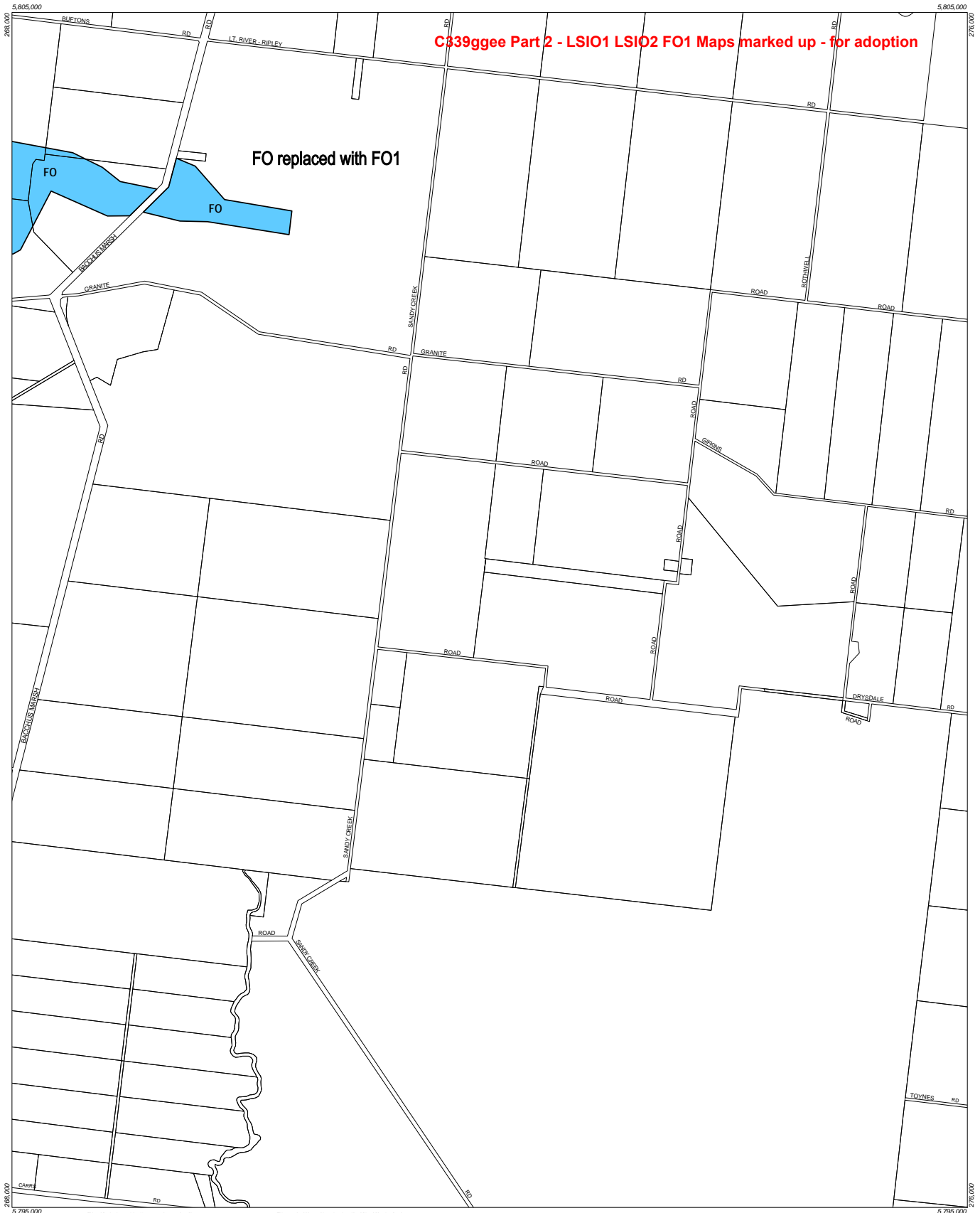


LAND SUBJECT TO INUNDATION & FLOODWAY OVERLAY

MAP No 6LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION

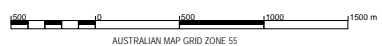
C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



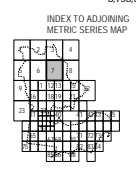
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Overlays

- Floodway Overlay



Amendment C39
 Printed: 21/10/2023

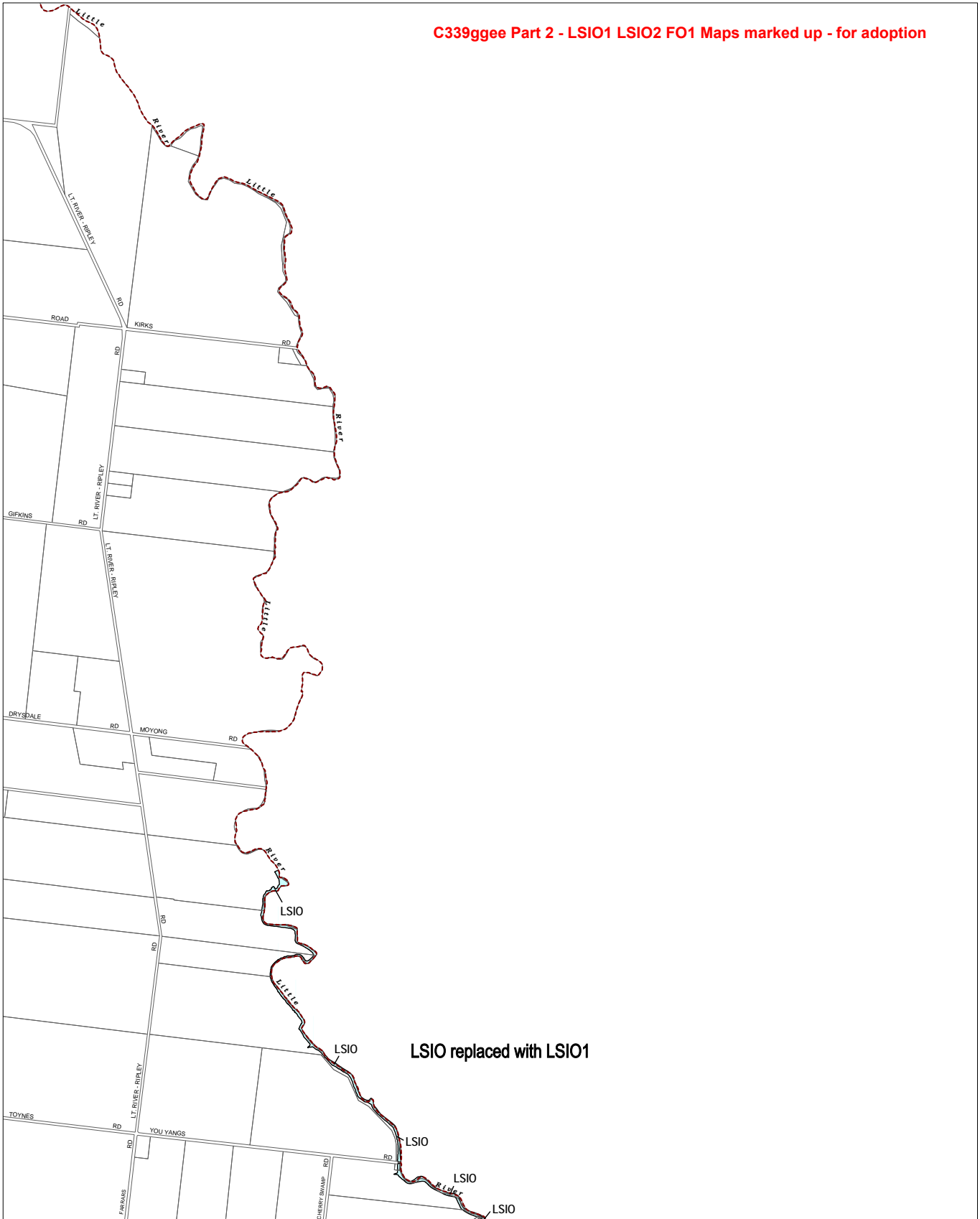


LAND SUBJECT TO INUNDATION & FLOODWAY OVERLAY

MAP No 7LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION

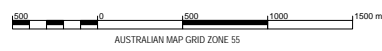
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Overlays	
	Land Subject to Inundation Overlay



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AMENDMENT C127 PT.2

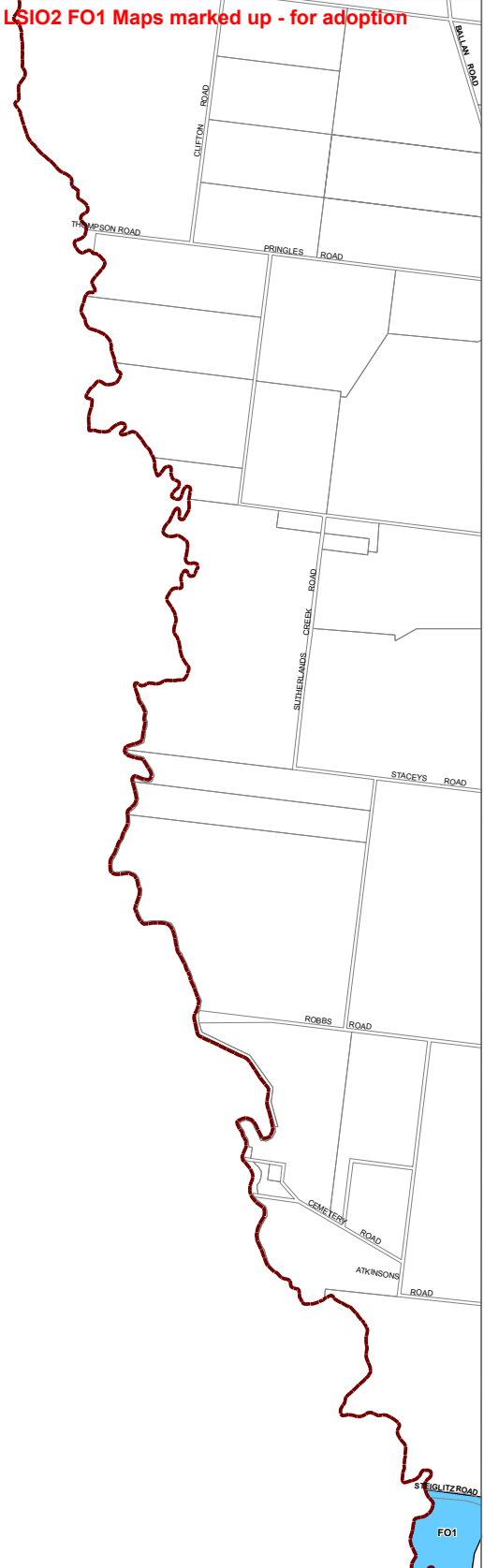
LAND SUBJECT TO INUNDATION & FLOODWAY OVERLAY

MAP No 8LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 - LSIO1 LSIO2 FO1 Maps marked up - for adoption

GOLDEN
PLAINS
SHIRE



LEGEND
FO1 - Floodway Overlay - Schedule 1

Municipal Boundary

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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 9LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION



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Overlays

- 10LSIO Land Subject to Inundation Overlay

200 400 600 800 1000

AUSTRALIAN MAP GRID ZONE 55

Amendment C39
Printed: 21/10/2023

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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION



C339ggee Part 2 - LSIO1 LSIO2 FO1 Maps marked up - for adoption

FO replaced with FO1

FO

FO

Overlays

 Floodway Overlay

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200 400 600 800 1000
 AUSTRALIAN MAP GRID ZONE 55

Amendment C39
 Printed: 21/10/2023

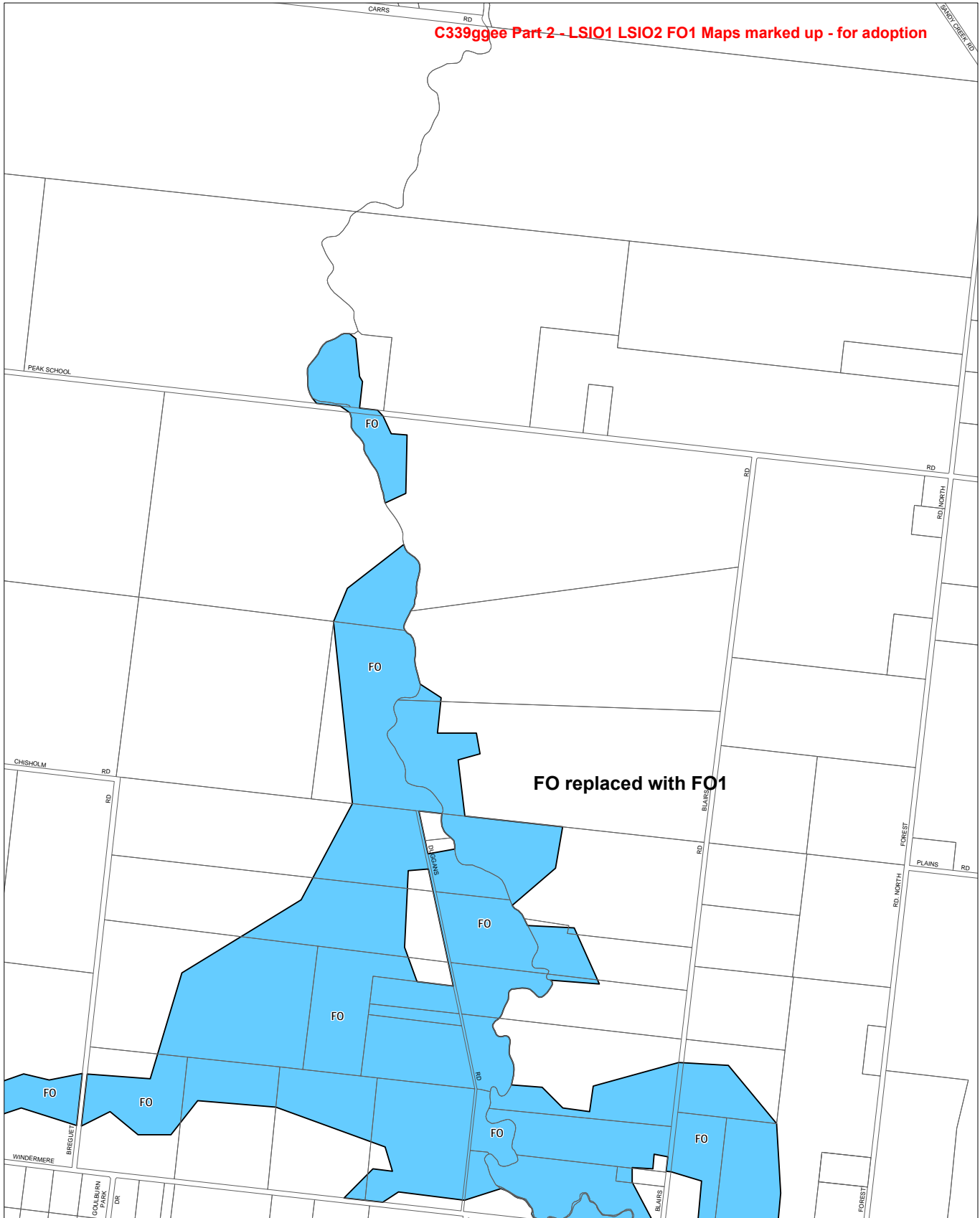
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LAND SUBJECT TO INUNDATION & FLOODWAY OVERLAY

MAP No 11LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION

C339ggee Part 2 -- LSI01 LSI02 FO1 Maps marked up - for adoption

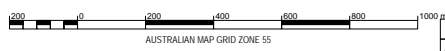


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Overlays

- Floodway Overlay



AUSTRALIAN MAP GRID ZONE 55



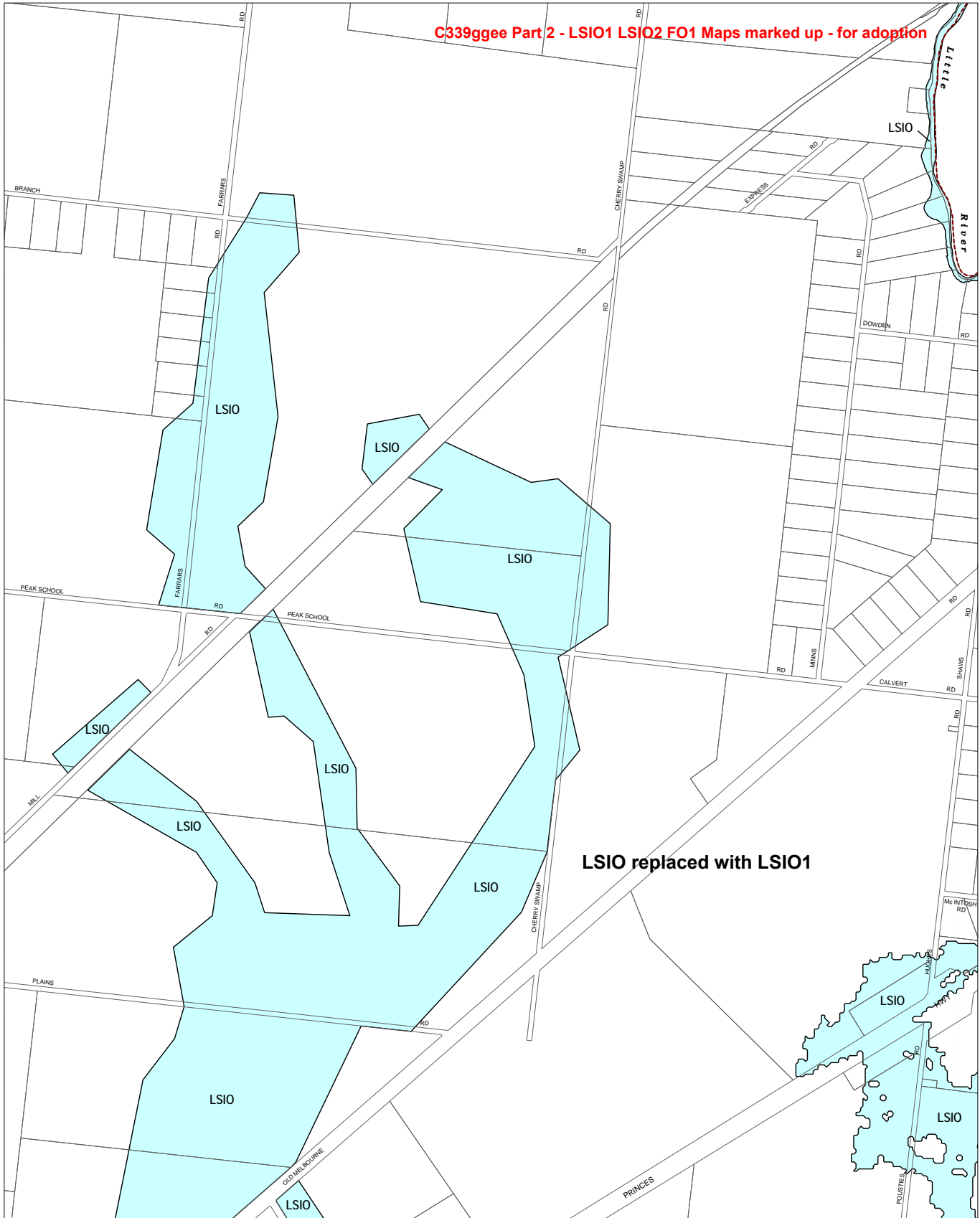
Printed: 21/02/2014

AMENDMENT C246

LAND SUBJECT TO INUNDATION & FLOODWAY OVERLAY MAP No 12LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION

C339ggee Part 2 - LSIO1 LSIO2 FO1 Maps marked up - for adoption



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Overlays

- Land Subject to Inundation Overlay



AUSTRALIAN MAP GRID ZONE 55



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Printed: 18/11/2011

AMENDMENT C127 PT.2

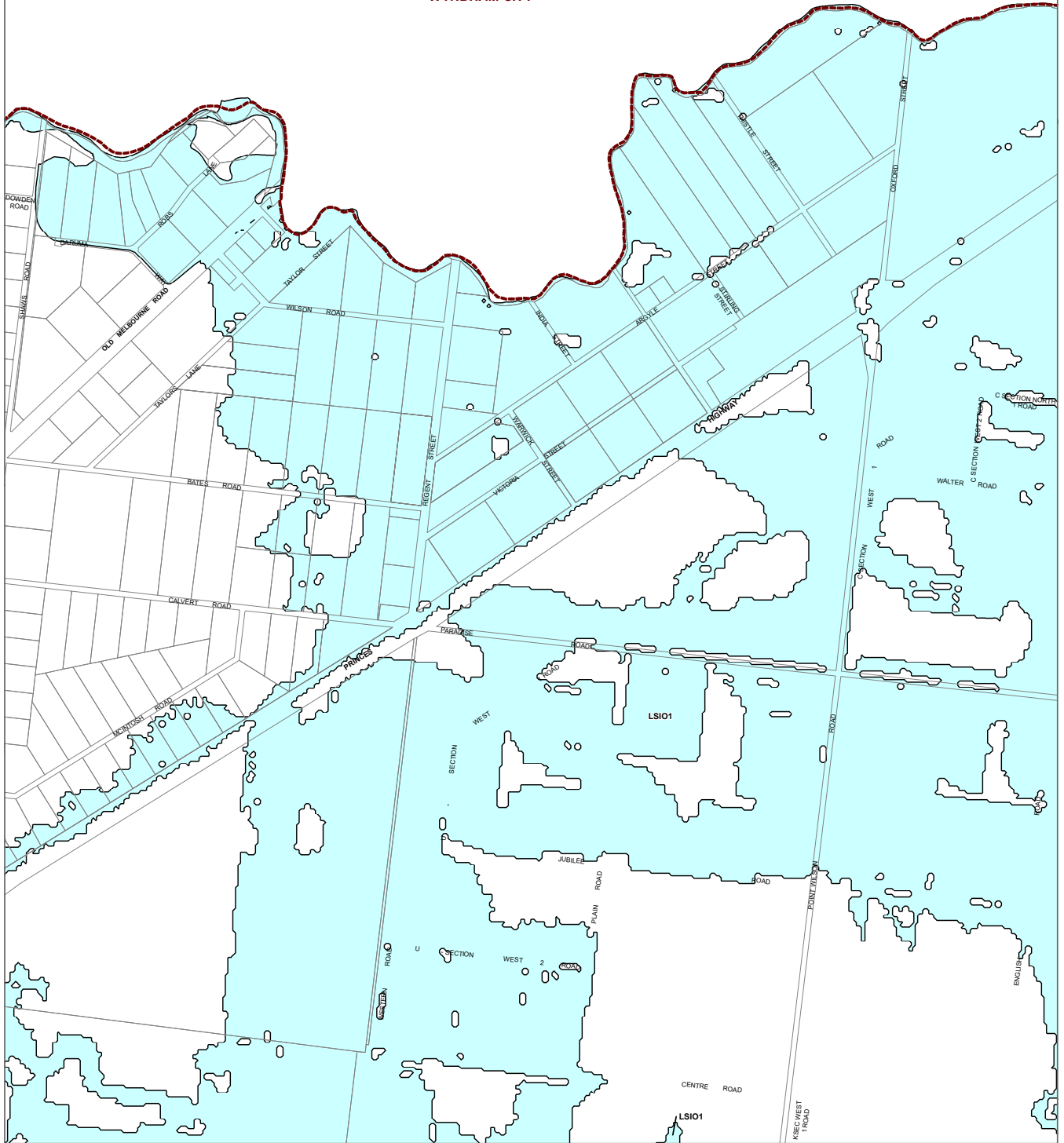
LAND SUBJECT TO INUNDATION & FLOODWAY OVERLAY

MAP No 14LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C339ggee

C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption

WYNDHAM CITY



<p>LEGEND</p> <p>LSI01 - Land Subject to Inundation Overlay - Schedule 1</p> <p>Municipal Boundary</p>	<p>Disclaimer</p> <p>This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2021</p>	<p>0 450 900 Meters</p> <p>Australian Map Grid Zone 55</p> <p>NORTH</p> <p>Planning Group Printed: 8/04/2021 Amendment Version: 4</p> <p>VICTORIA State Government</p> <p>Environment, Land, Water and Planning</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p>
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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION

C339ggge Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



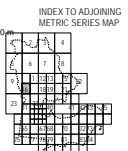
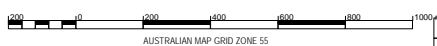
FO replaced with FO1

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Overlays

- Floodway Overlay



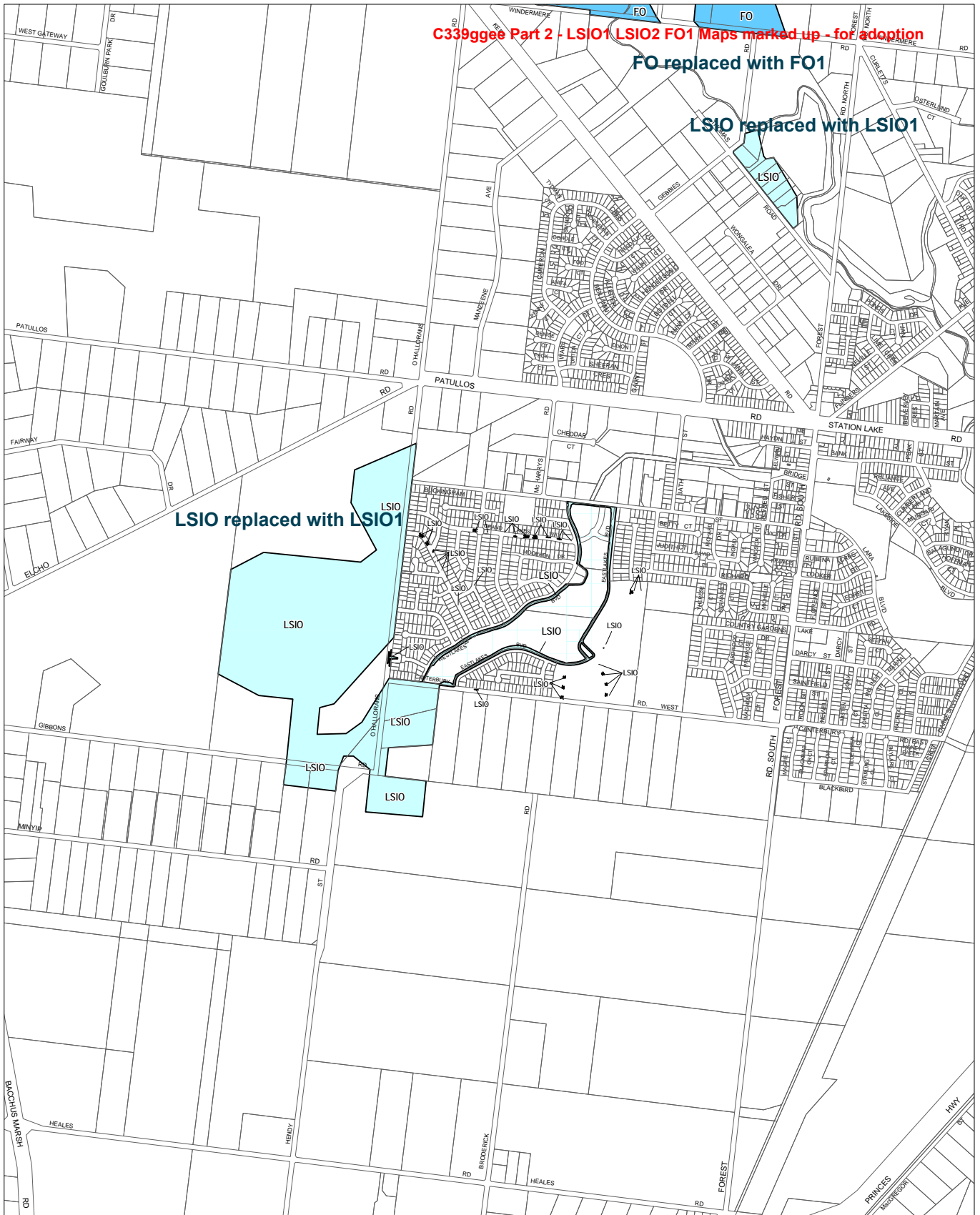
Amendment C39
Printed: 21/10/2023



LAND SUBJECT TO INUNDATION & FLOODWAY OVERLAY

MAP No 16LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION



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Overlays

- Floodway Overlay
- Land Subject to Inundation Overlay

200 400 600 800 1000m

AUSTRALIAN MAP GRID ZONE 55

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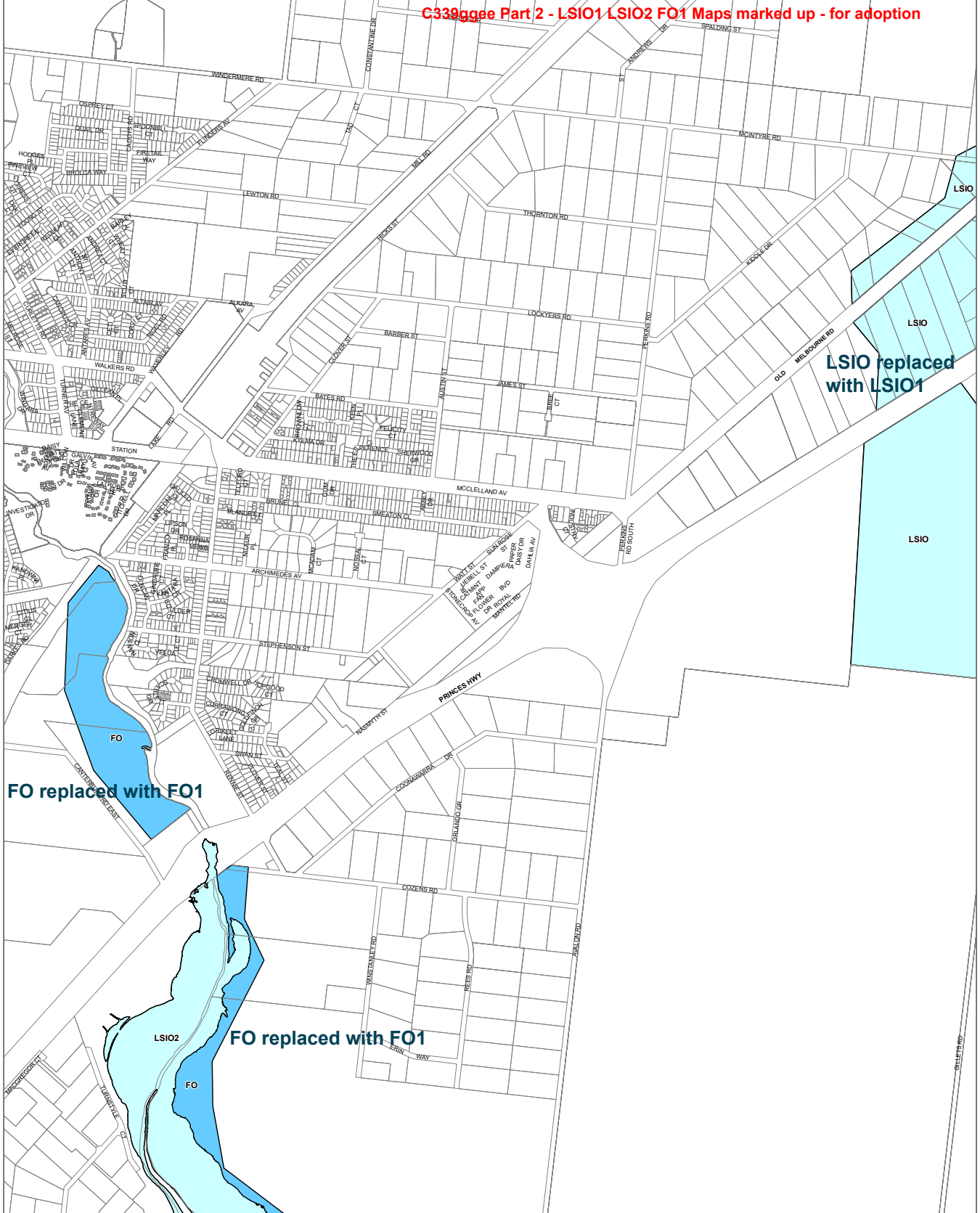
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AMENDMENT C246

LAND SUBJECT TO INUNDATION & FLOODWAY OVERLAY MAP No 18LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION

C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



LEGEND

- LSIO - Land Subject to Inundation Overlay
- LSIO2 - Land Subject to Inundation Overlay - Schedule 2
- FO - Floodway Overlay
- Municipal Boundary

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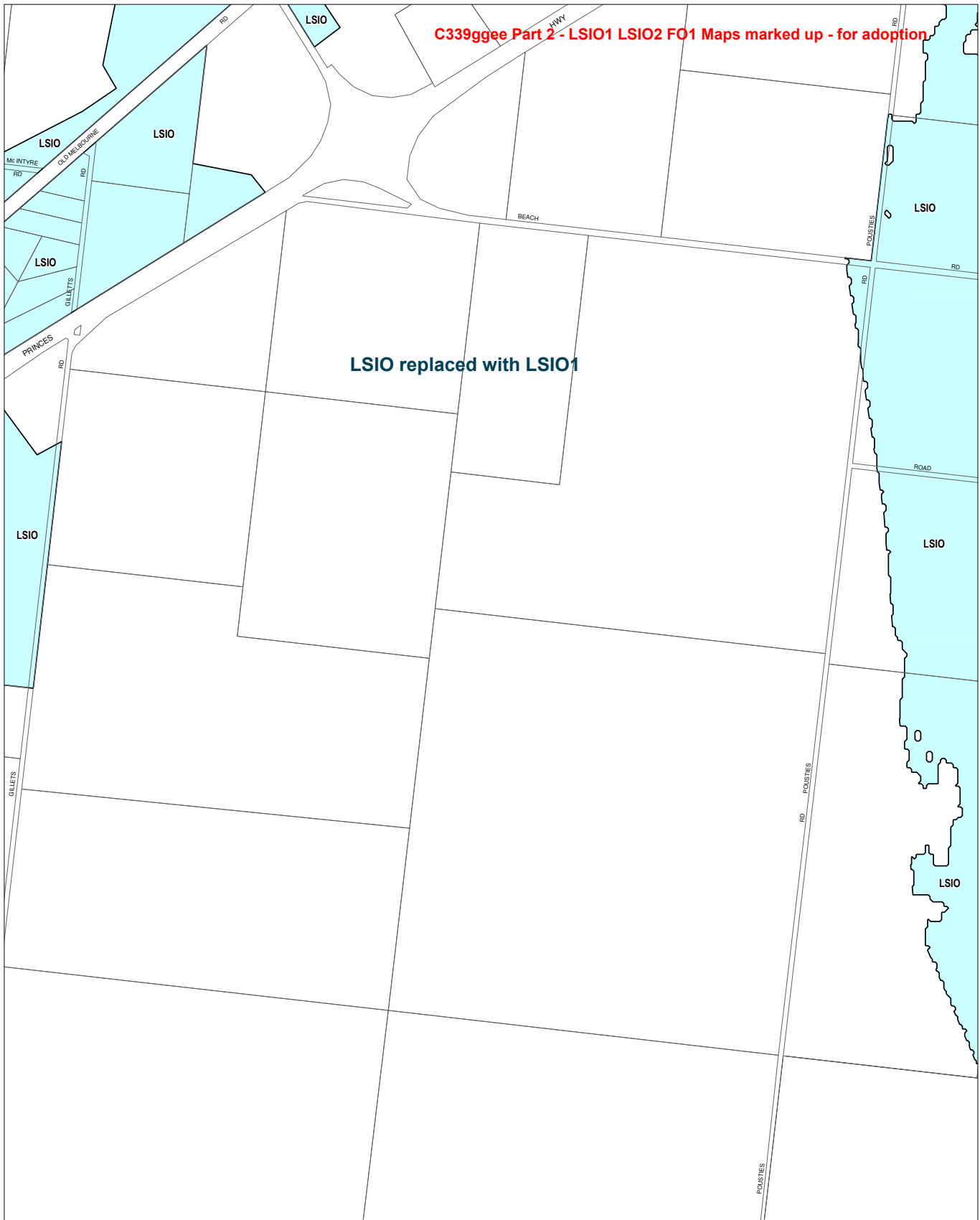
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Environment, Land, Water and Planning

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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY MAP No 19LSIO-FO

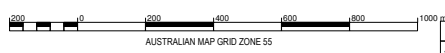
GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION



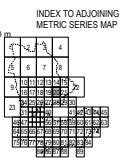
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Overlays	
	Land Subject to Inundation Overlay



AUSTRALIAN MAP GRID ZONE 55

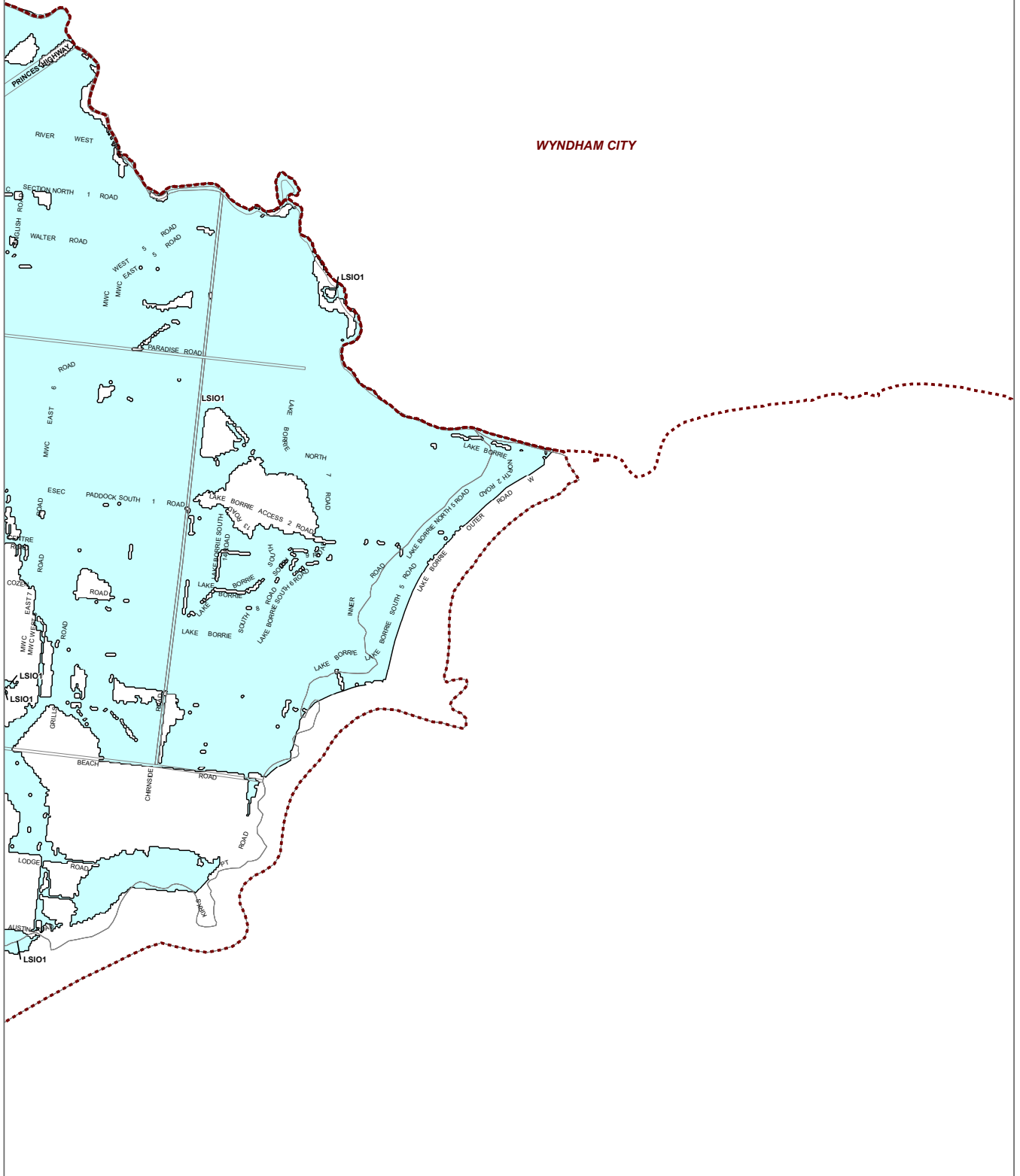


Printed: 22/11/2011

AMENDMENT C127 PT.2

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

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LEGEND

- LSI01 - Land Subject to Inundation Overlay - Schedule 1
- Municipal Boundary

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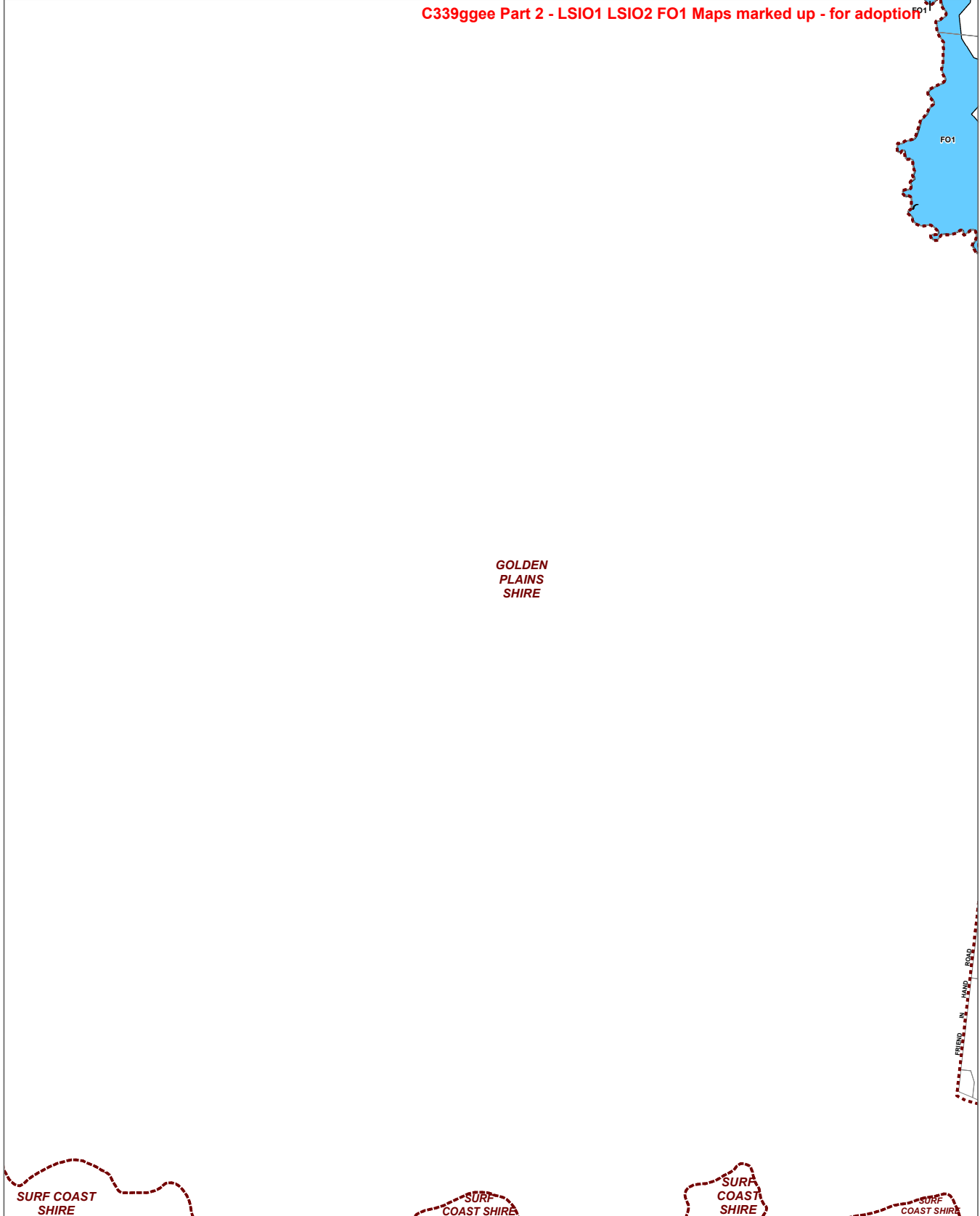
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AMENDMENT C339ggee

C339ggee Part 2 - LSIO1 LSIO2 FO1 Maps marked up - for adoption



GOLDEN
PLAINS
SHIRE

SURF COAST
SHIRE

SURF
COAST SHIRE

SURF
COAST
SHIRE

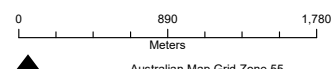
SURF
COAST SHIRE

LEGEND
FO1 - Floodway Overlay - Schedule 1

Municipal Boundary

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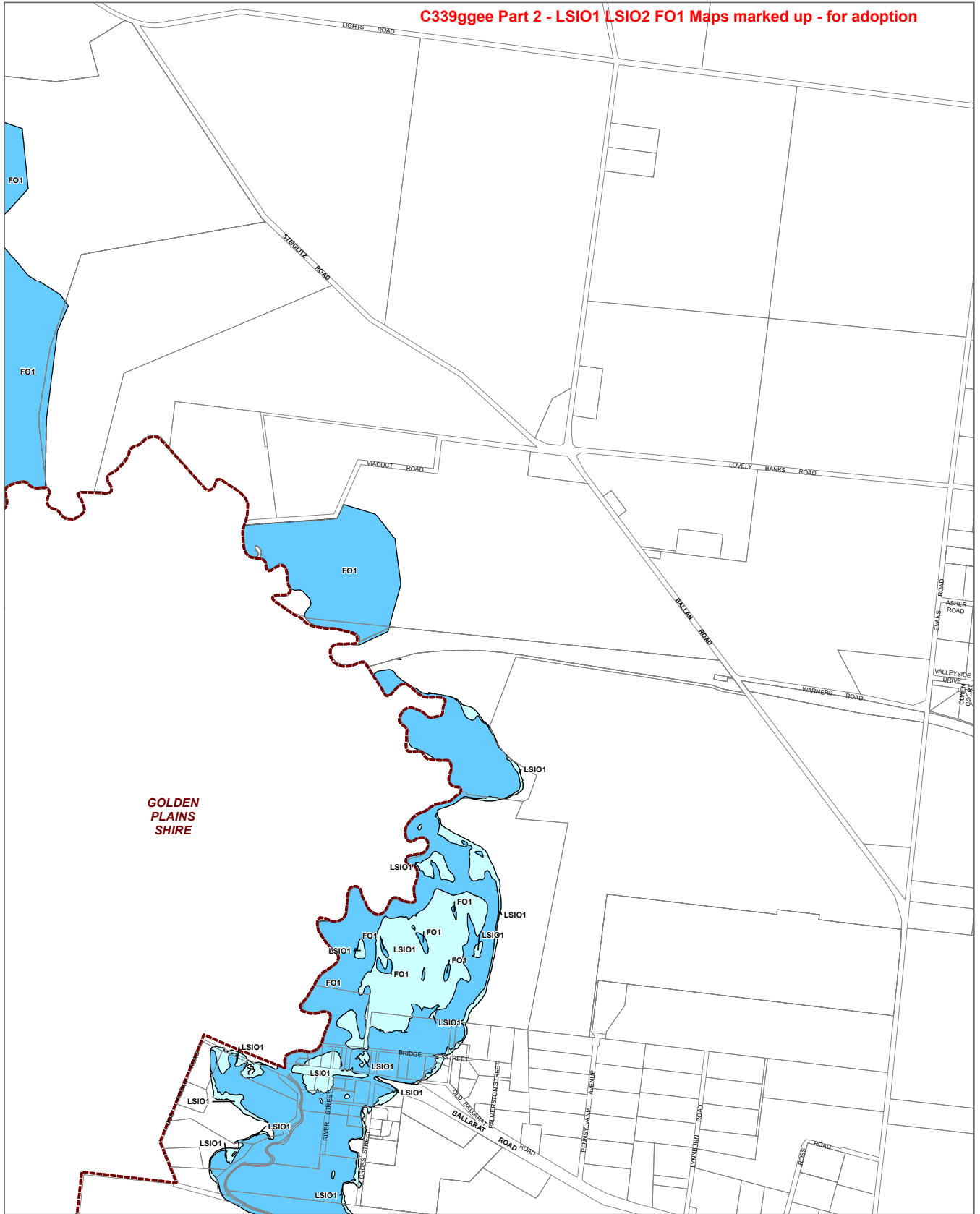


LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 23LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption

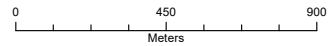


- LEGEND**
- FO1 - Floodway Overlay - Schedule 1
 - LSI01 - Land Subject to Inundation Overlay - Schedule 1

Municipal Boundary

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C339gee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



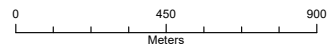
LEGEND

LSI01 - Land Subject to Inundation Overlay - Schedule 1

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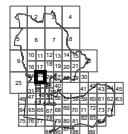


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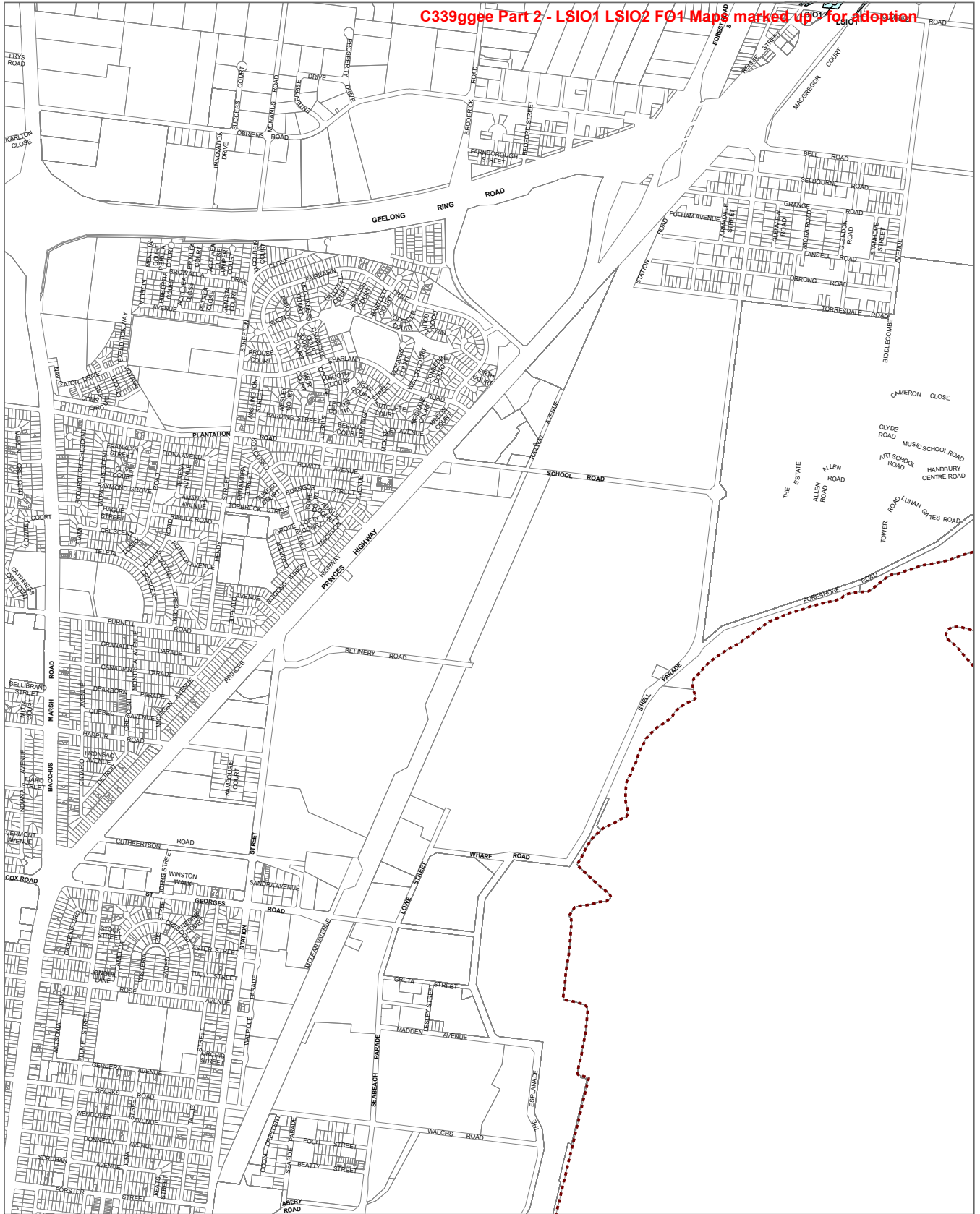
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C339ggee Part 2 - LSI01 LSI02 F01 Maps marked up for adoption



LEGEND

- LSIO1 - Land Subject to Inundation Overlay - Schedule 1
- Municipal Boundary

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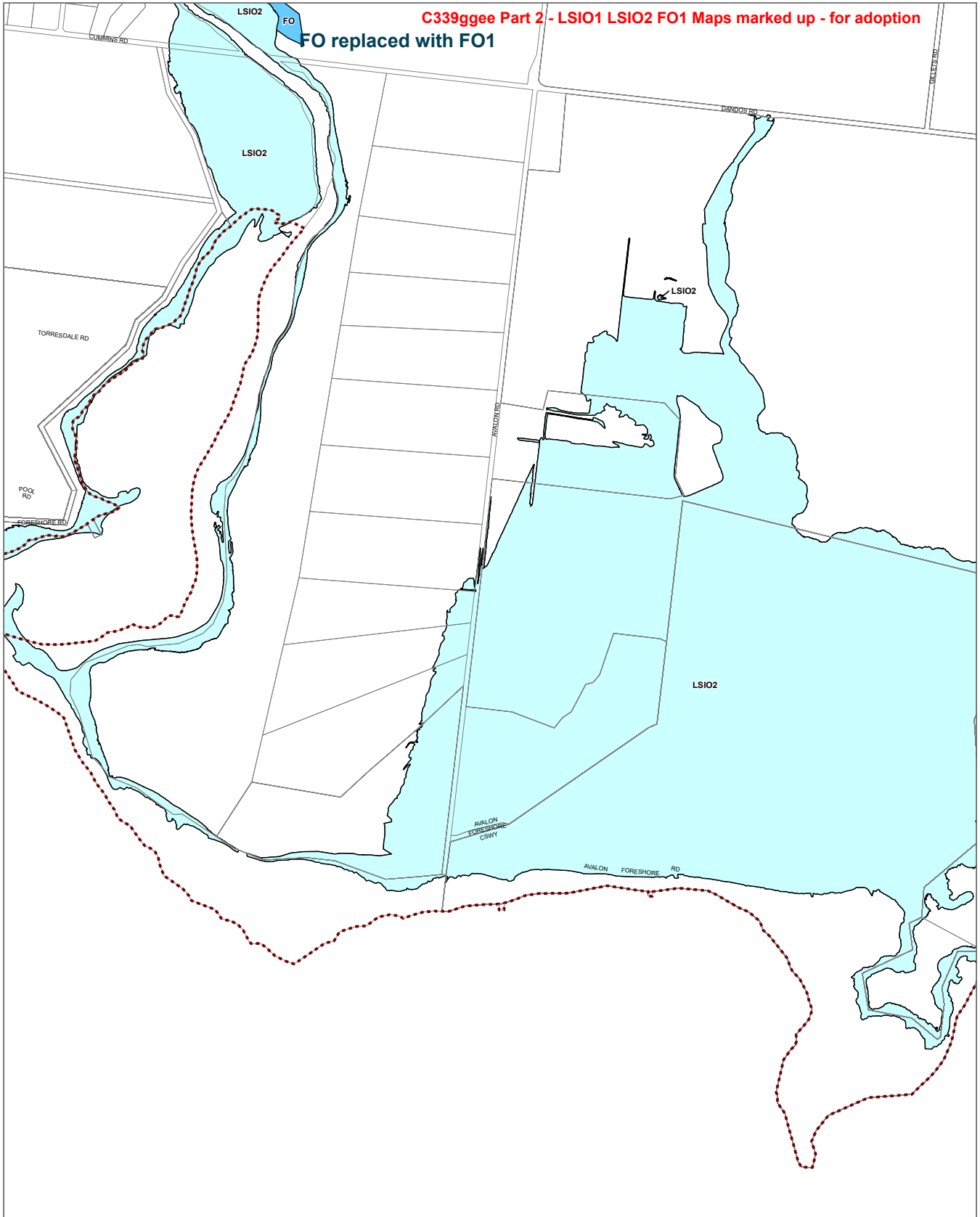
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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION

C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption

FO replaced with FO1



LEGEND
 LSI02 - Land Subject to Inundation Overlay - Schedule 2
 FO - Floodway Overlay

Municipal Boundary

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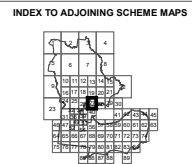
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AMENDMENT C339ggee

C339ggee Part 2 - LSIO1 LSIO2 FO1 Maps marked up - for adoption

LSIO replaced with LSIO1



LEGEND

LSIO1 - Land Subject to Inundation Overlay - Schedule 1

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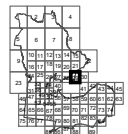


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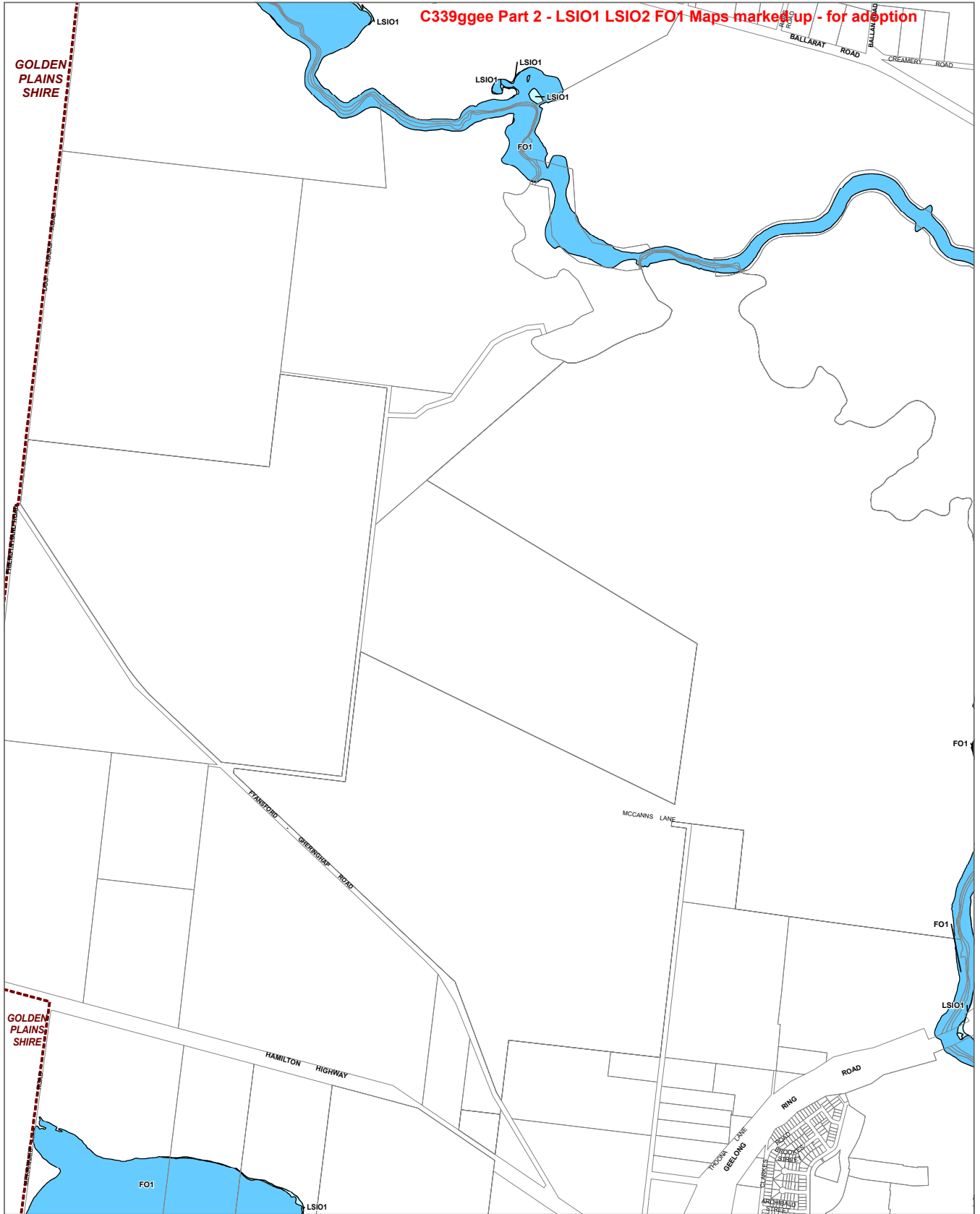


LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 29LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



<p>LEGEND</p> <p>FO1 - Floodway Overlay - Schedule 1</p> <p>LSI01 - Land Subject to Inundation Overlay - Schedule 1</p>	<p> Municipal Boundary</p>	<p>Disclaimer</p> <p>This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2021</p>	<p>0 450 900 Meters</p> <p>Australian Map Grid Zone 55</p> <p>NORTH</p> <p>Planning Group Printed: 8/04/2021 Amendment Version: 4</p> <p> Environment, Land, Water and Planning</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p>
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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up for adoption

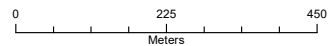


- LEGEND**
- FO1 - Floodway Overlay - Schedule 1
 - LSI01 - Land Subject to Inundation Overlay - Schedule 1

Municipal Boundary

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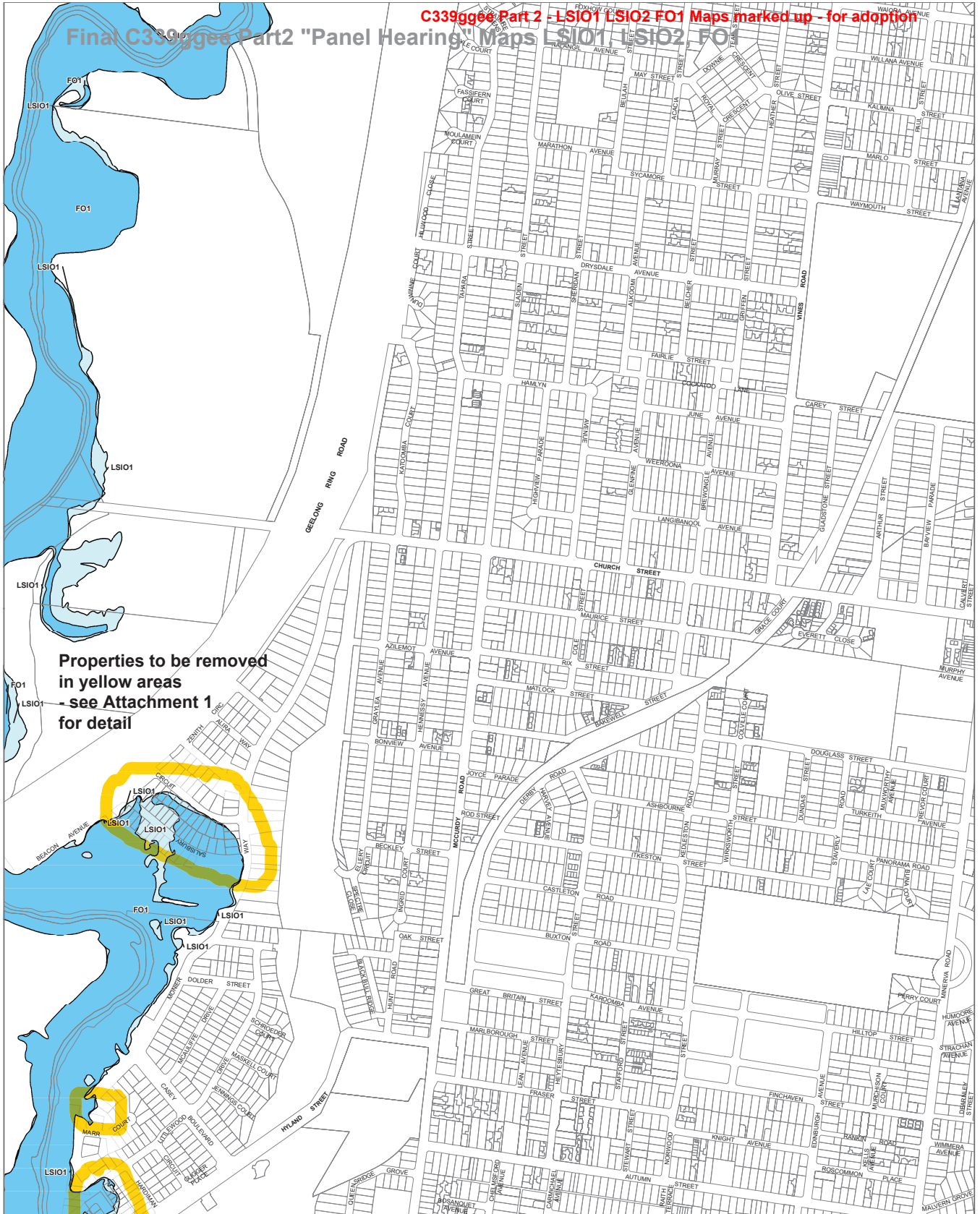
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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

Final C339ggee Part 2 "Panel Hearing" Maps
C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



Properties to be removed
in yellow areas
- see Attachment 1
for detail

LEGEND

- FO1 - Floodway Overlay - Schedule 1
- LSIO1 - Land Subject to Inundation Overlay - Schedule 1

Municipal Boundary

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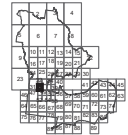


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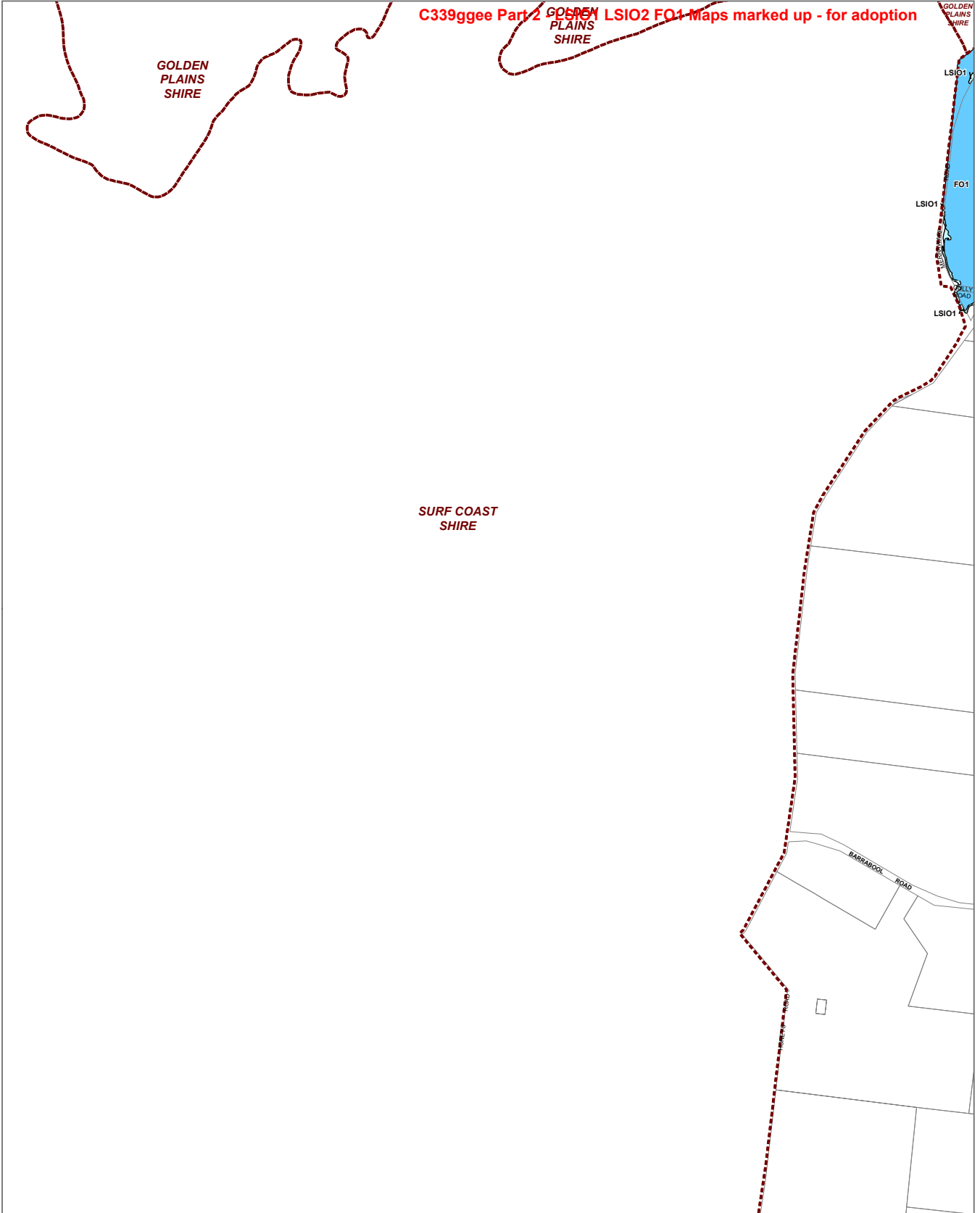
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AMENDMENT C339ggee

C339ggee Part 2 Golden Plains LSI02 FO1 Maps marked up - for adoption



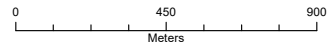
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- FO1 - Floodway Overlay - Schedule 1
- LSIO1 - Land Subject to Inundation Overlay - Schedule 1

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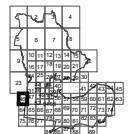


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- FO1 - Floodway Overlay - Schedule 1
- LSI01 - Land Subject to Inundation Overlay - Schedule 1
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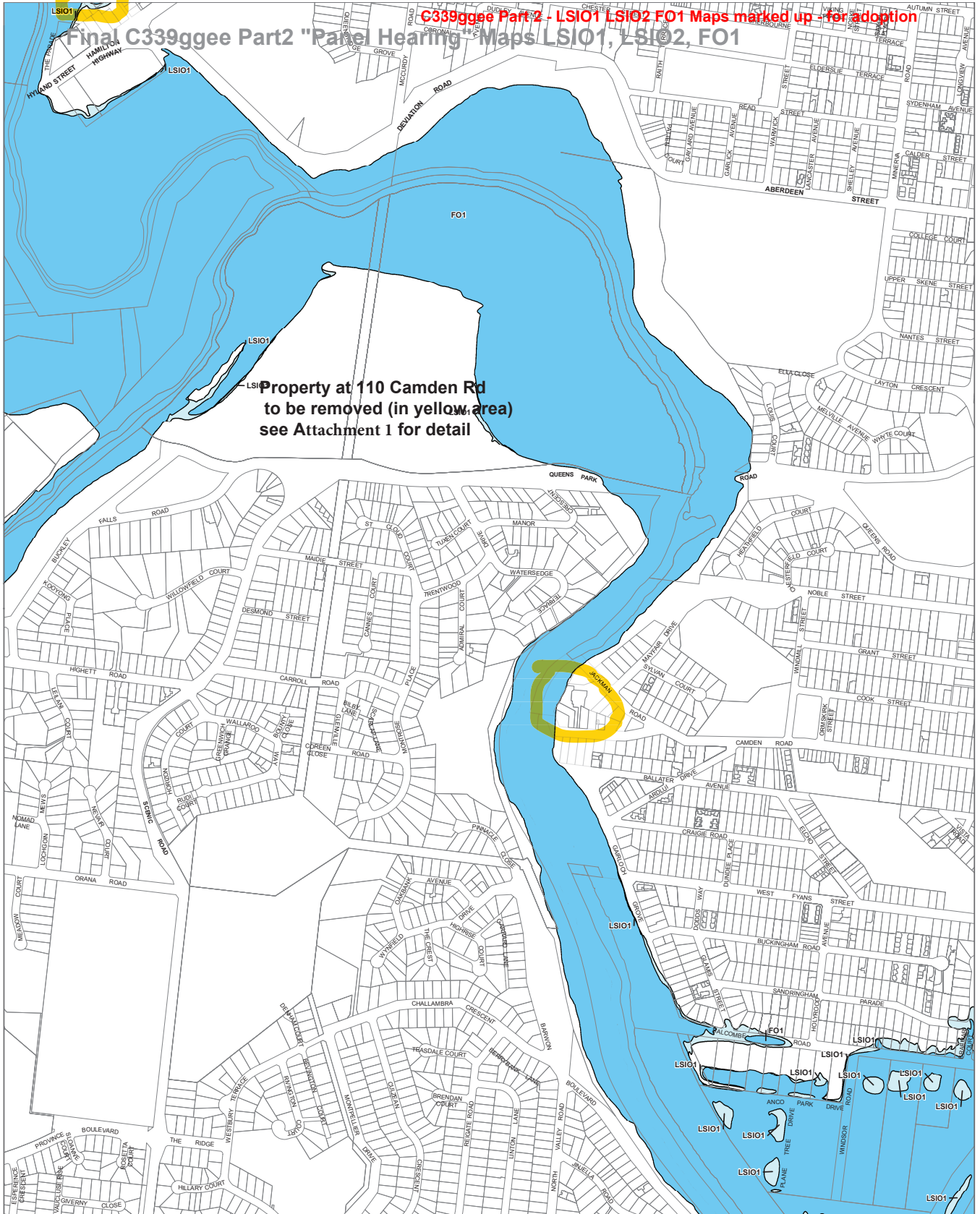
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Properties to be removed in yellow area - see Attachment 1 for detail

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

Final C339ggee Part 2 "Panel Hearing" Maps LSI01, LSI02, FO1

C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



Property at 110 Camden Rd to be removed (in yellow area) see Attachment 1 for detail

LEGEND

- FO1 - Floodway Overlay - Schedule 1
- LSIO1 - Land Subject to Inundation Overlay - Schedule 1
- Municipal Boundary

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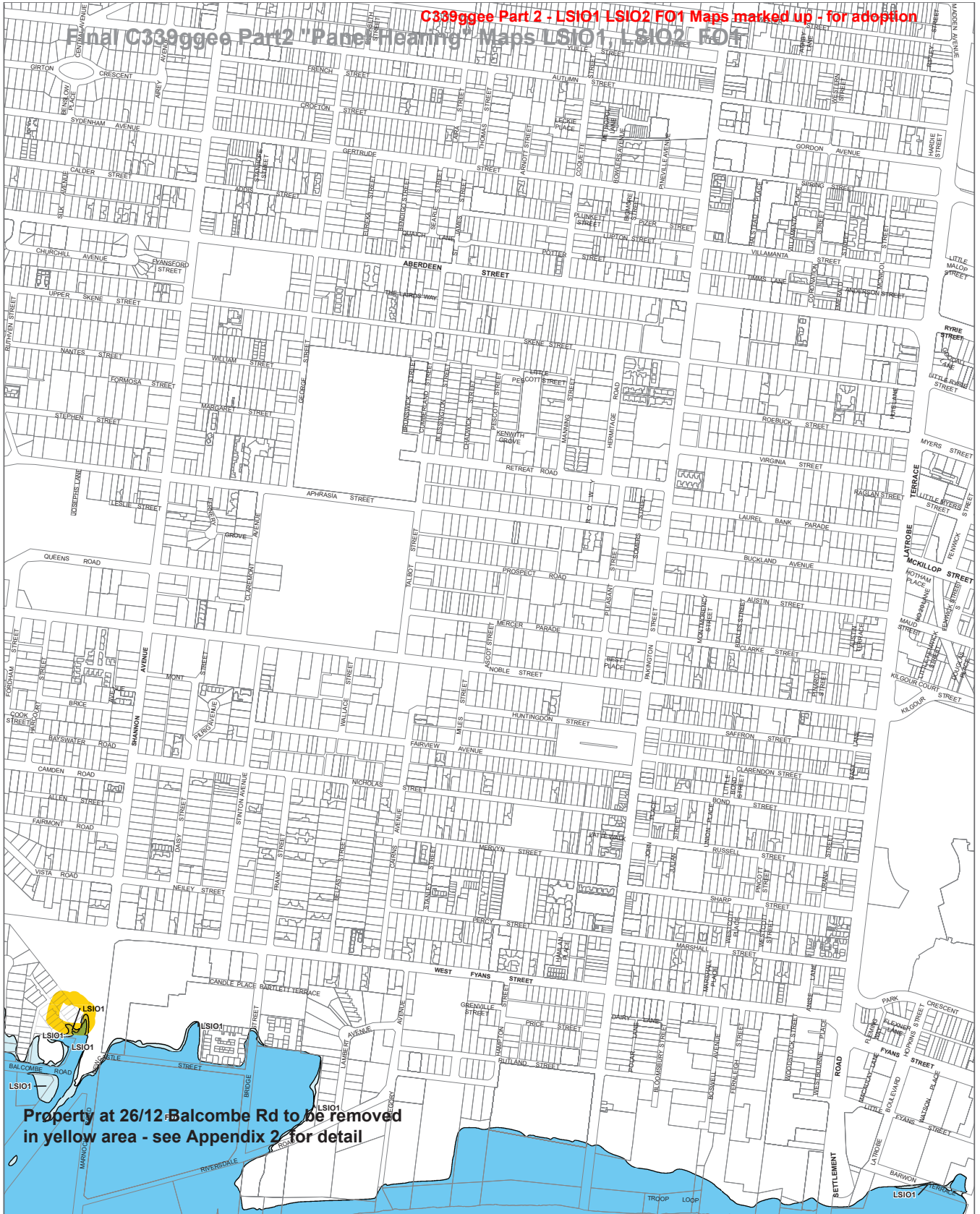
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LEGEND

- FO1 - Floodway Overlay - Schedule 1
- LSI01 - Land Subject to Inundation Overlay - Schedule 1
- Municipal Boundary

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0 225 450
Meters
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VICTORIA State Government
Environment, Land, Water and Planning

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339gee

C339gee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



<p>LEGEND</p> <ul style="list-style-type: none"> FO1 - Floodway Overlay - Schedule 1 LSI01 - Land Subject to Inundation Overlay - Schedule 1 	<p> Municipal Boundary</p>	<p><small>Disclaimer This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.</small></p> <p><small>© The State of Victoria Department of Environment, Land, Water and Planning 2021</small></p>	<p style="text-align: center;">0 225 450 Meters</p> <p style="text-align: center;">NORTH Planning Group Printed: 8/04/2021 Amendment Version: 4</p> <p style="text-align: center;">Australian Map Grid Zone 55</p> <p style="text-align: center;">VICTORIA State Government</p> <p style="text-align: center;">Environment, Land, Water and Planning</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p>
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C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up for adoption

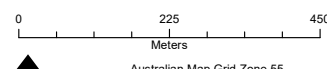


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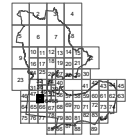


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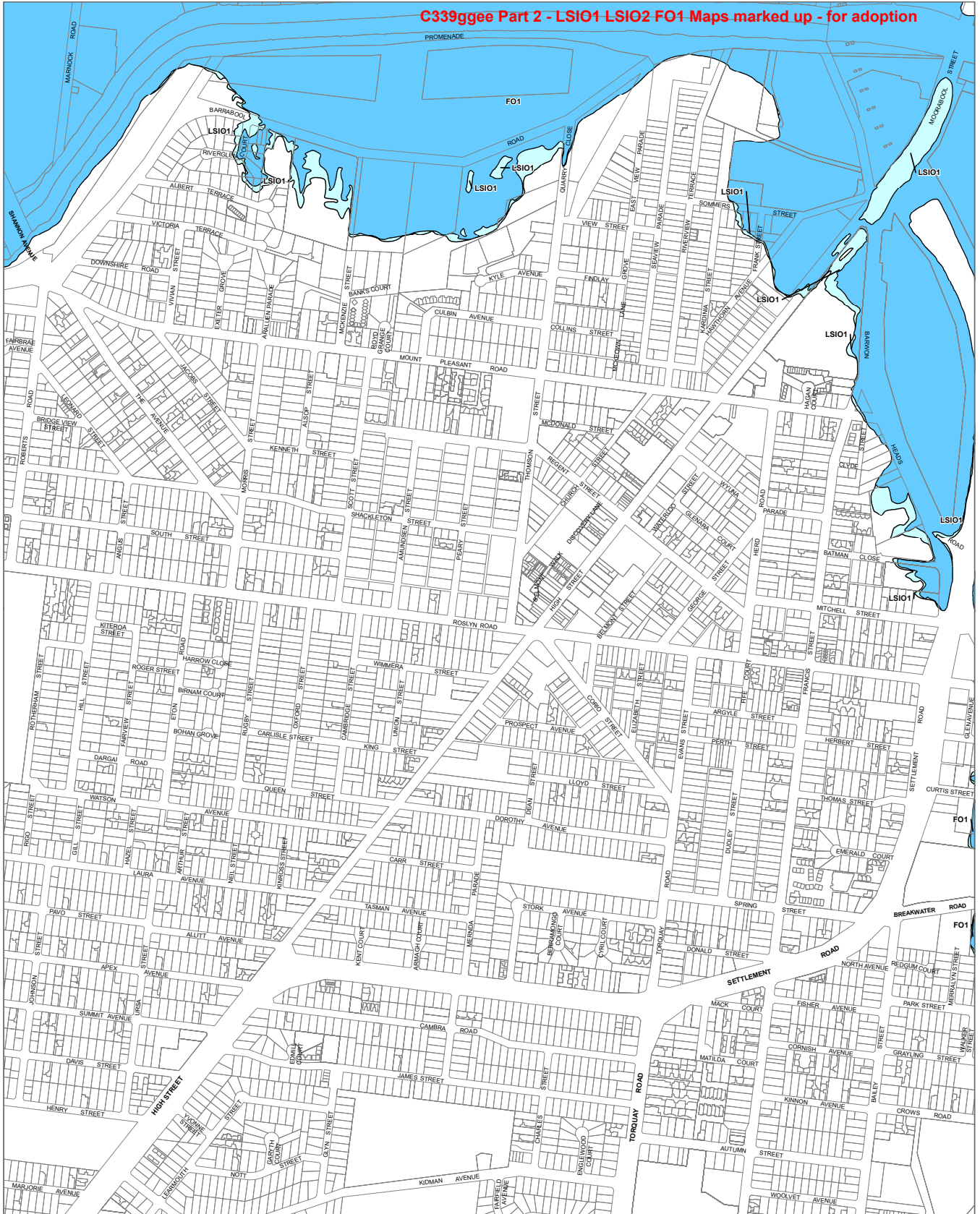


LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 52LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339gee

C339gee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption

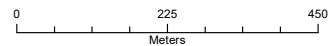


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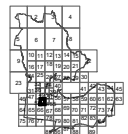


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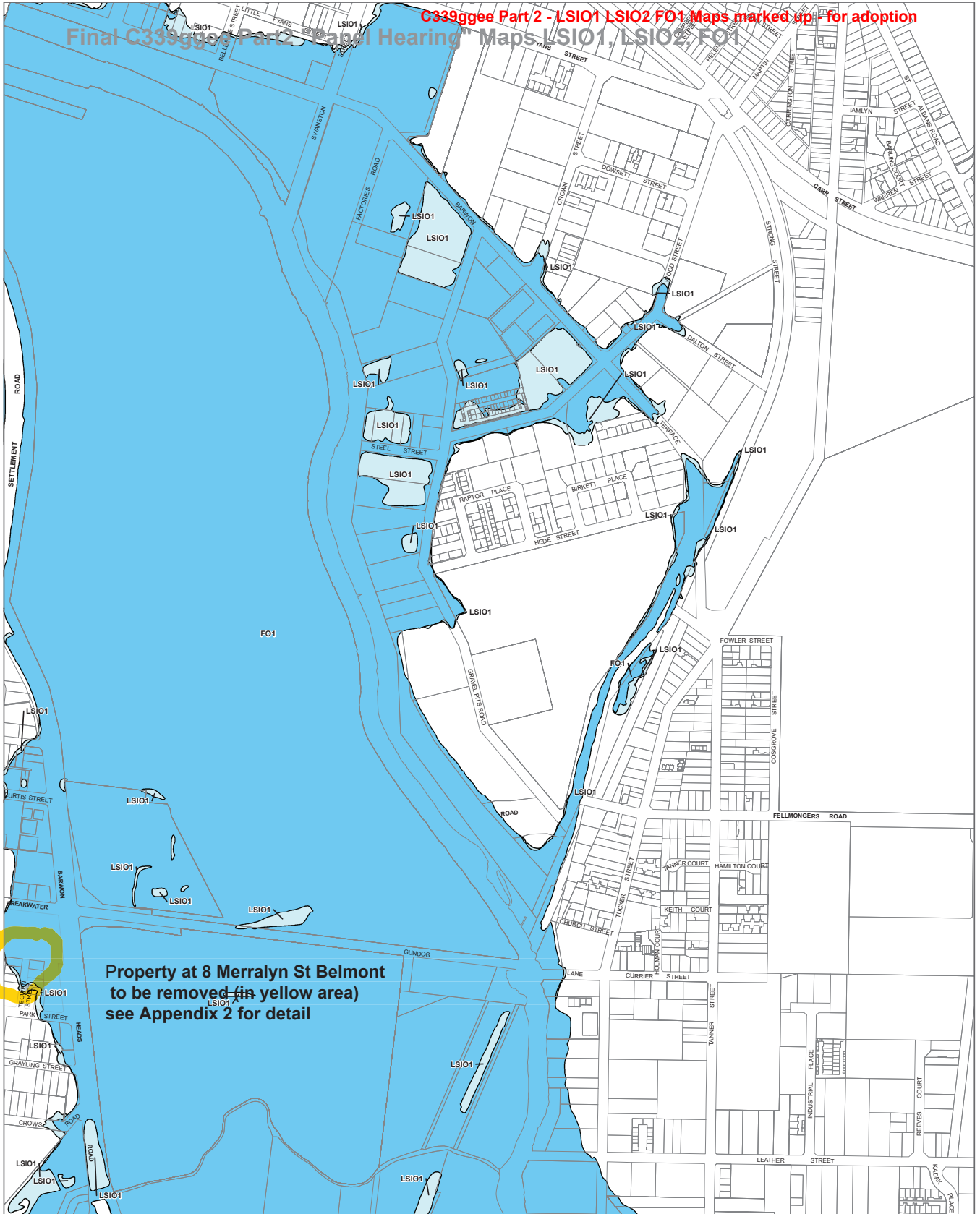
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C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up for adoption
Final C339ggee Part 2 - Public Hearing Maps LSI01, LSI02, FO1



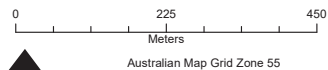
Property at 8 Merralyn St Belmont
to be removed (in yellow area)
see Appendix 2 for detail

- FO1 - Floodway Overlay - Schedule 1
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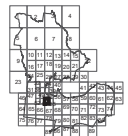


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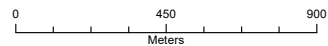


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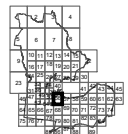


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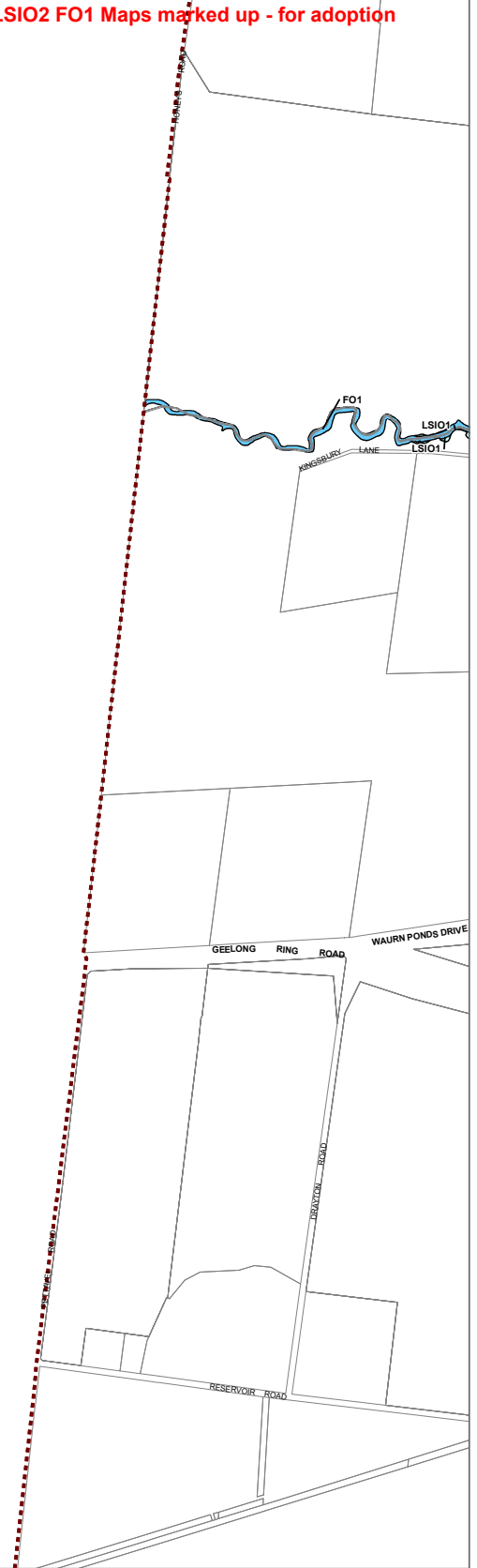
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SURF COAST
SHIRE

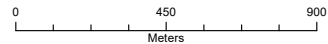


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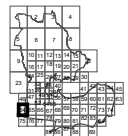


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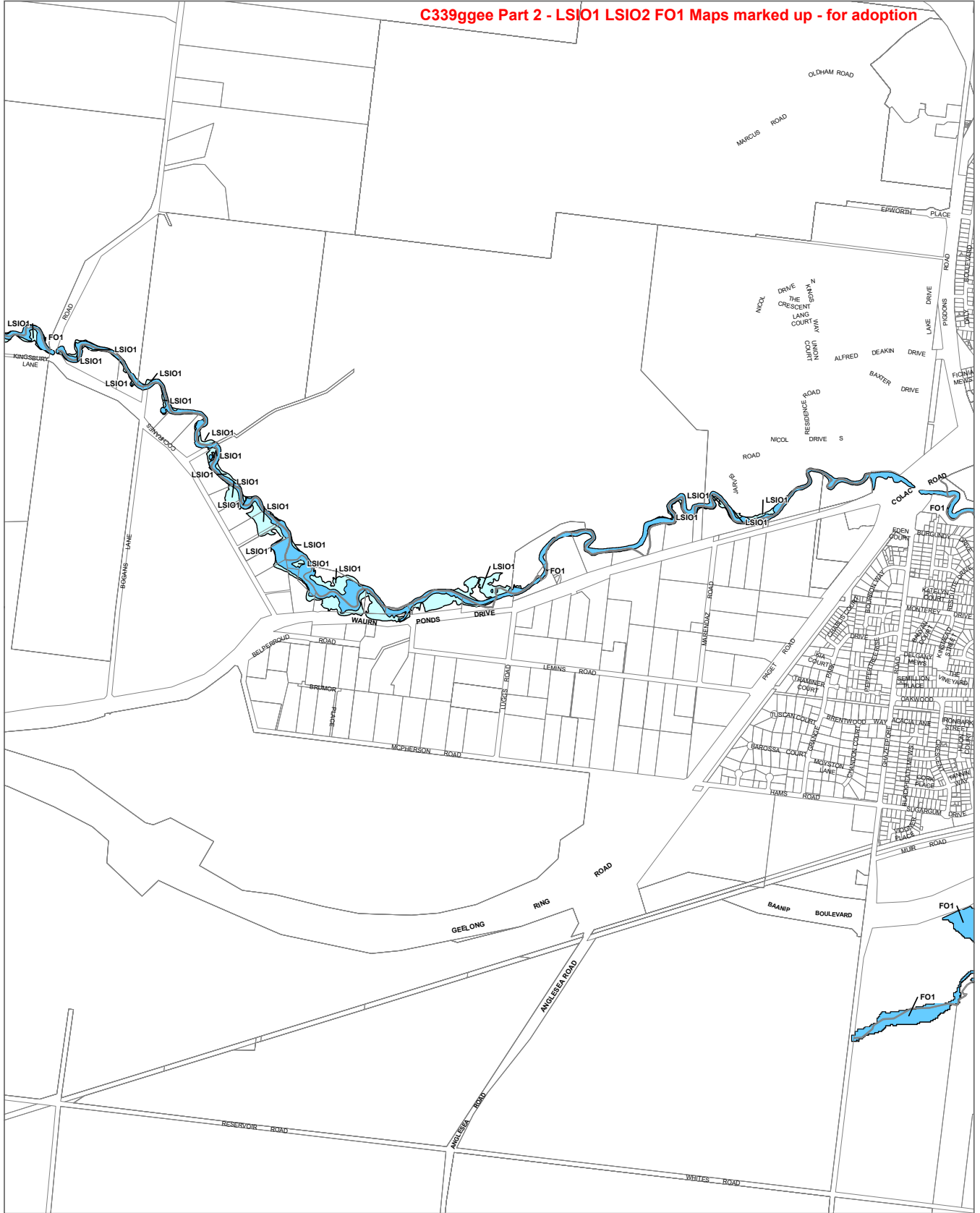
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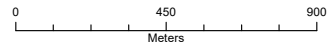


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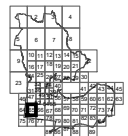


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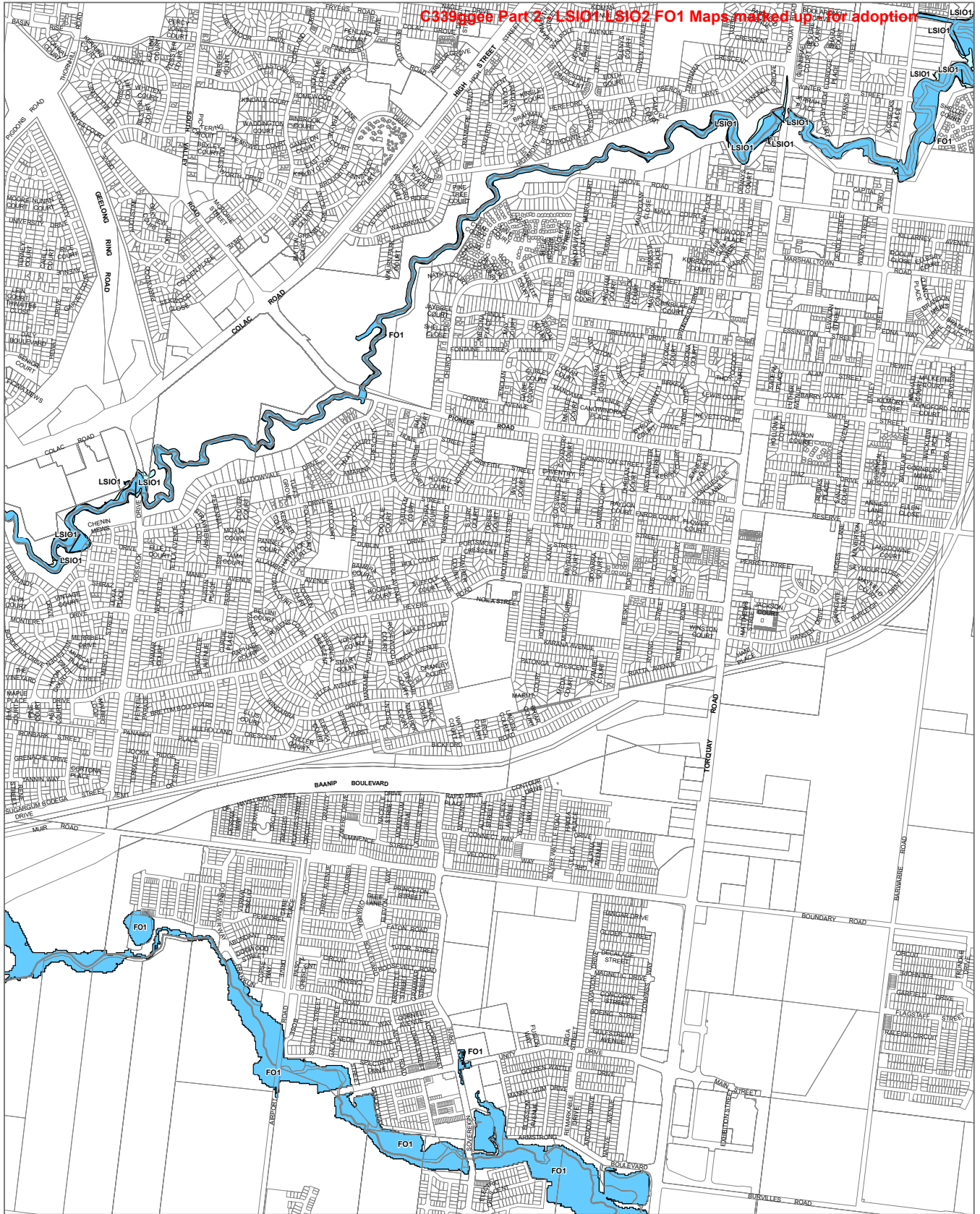
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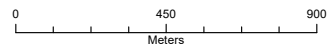


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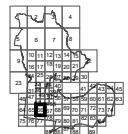


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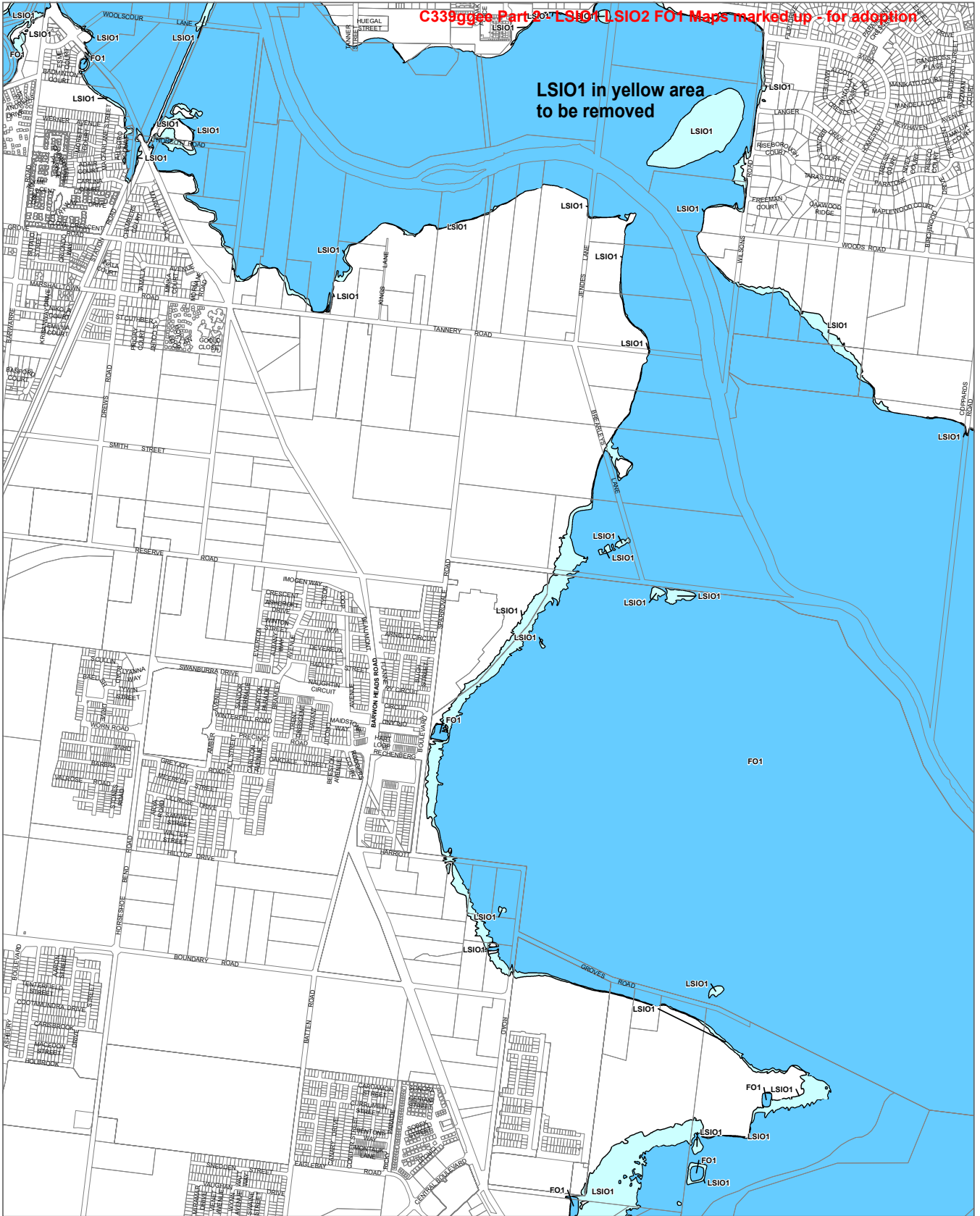
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LSIO1 in yellow area to be removed

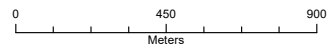


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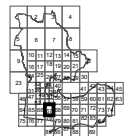


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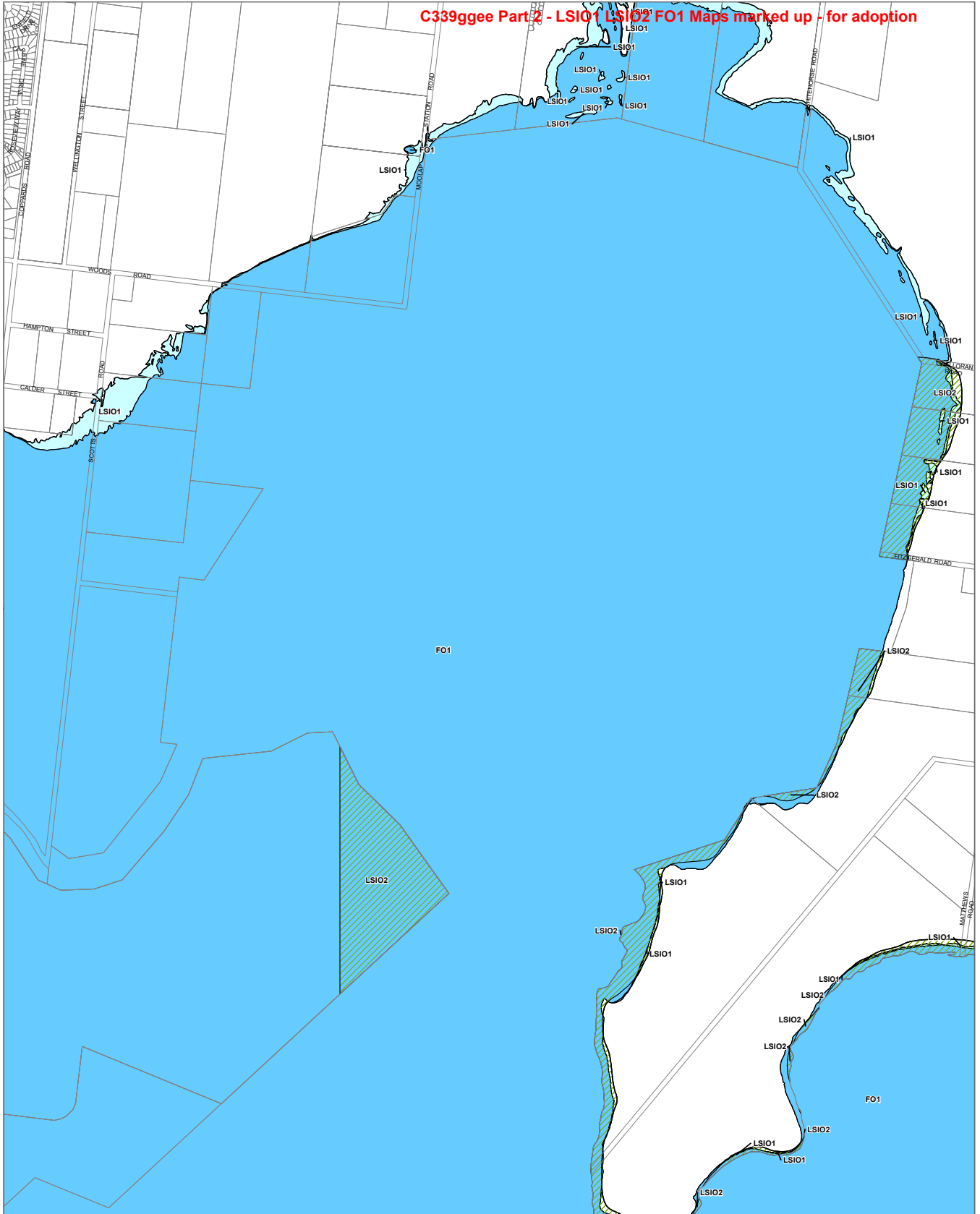
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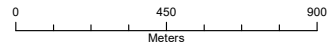


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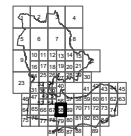


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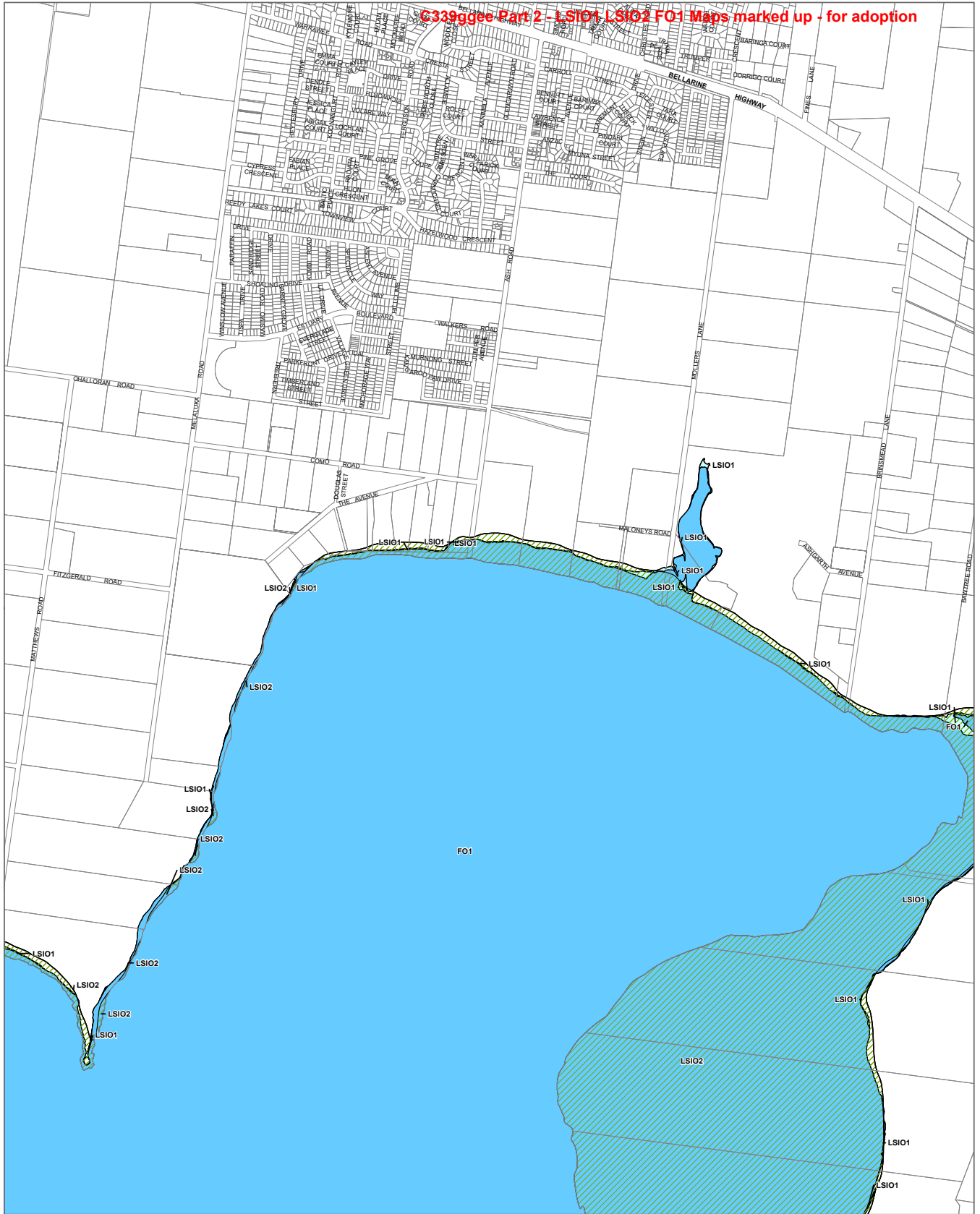


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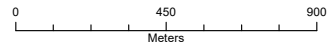


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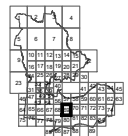


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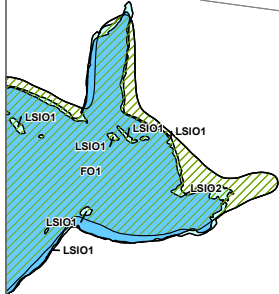
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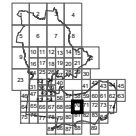
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C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



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C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption

Properties in yellow area
to be removed -
see Appendix 2 for detail

SURF COAST
SHIRE

LEGEND

FO1 - Floodway Overlay - Schedule 1

Municipal Boundary

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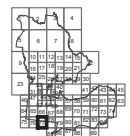


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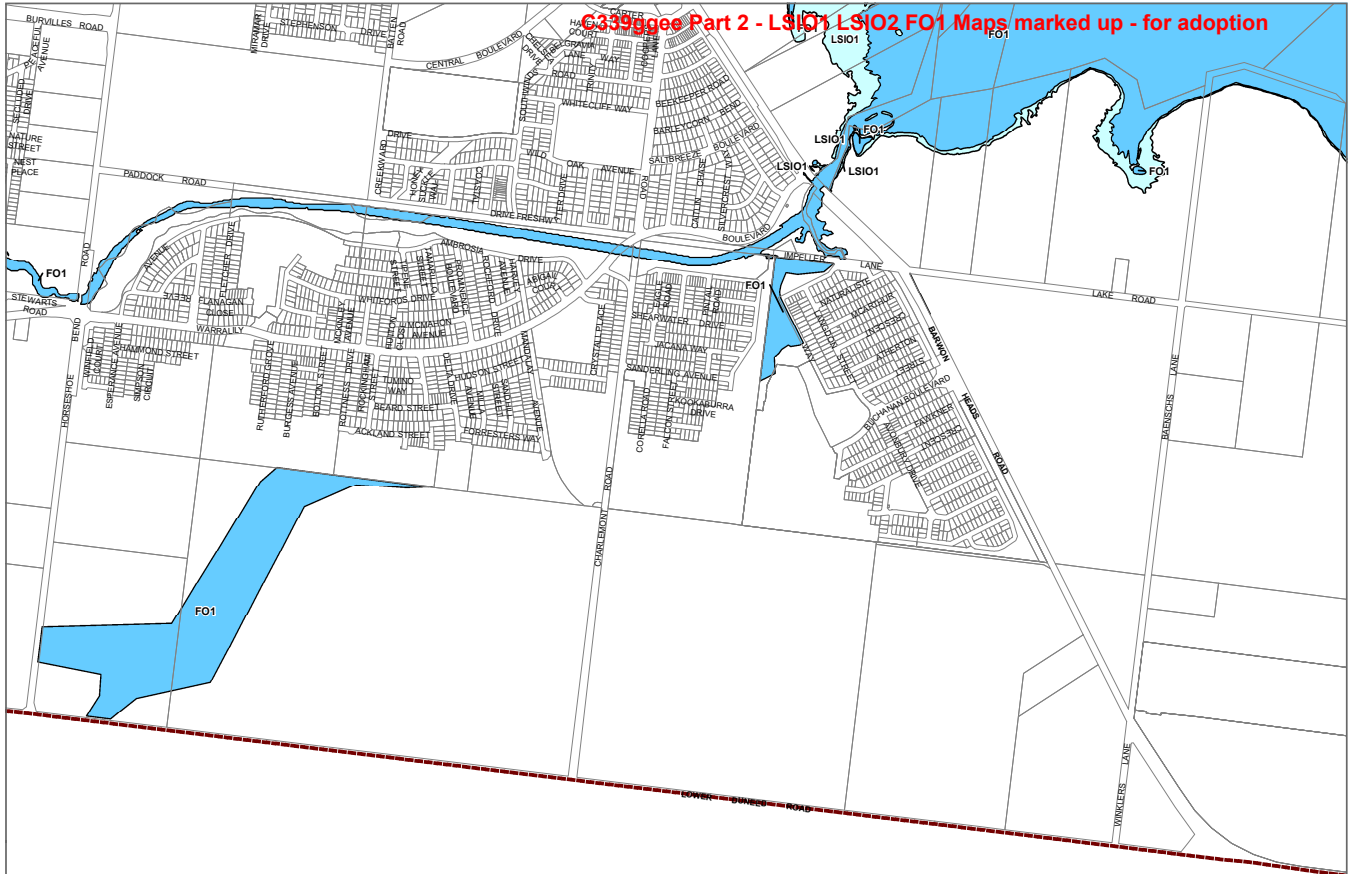


LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 77LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



**SURF COAST
SHIRE**

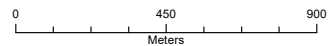
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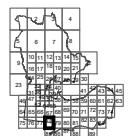
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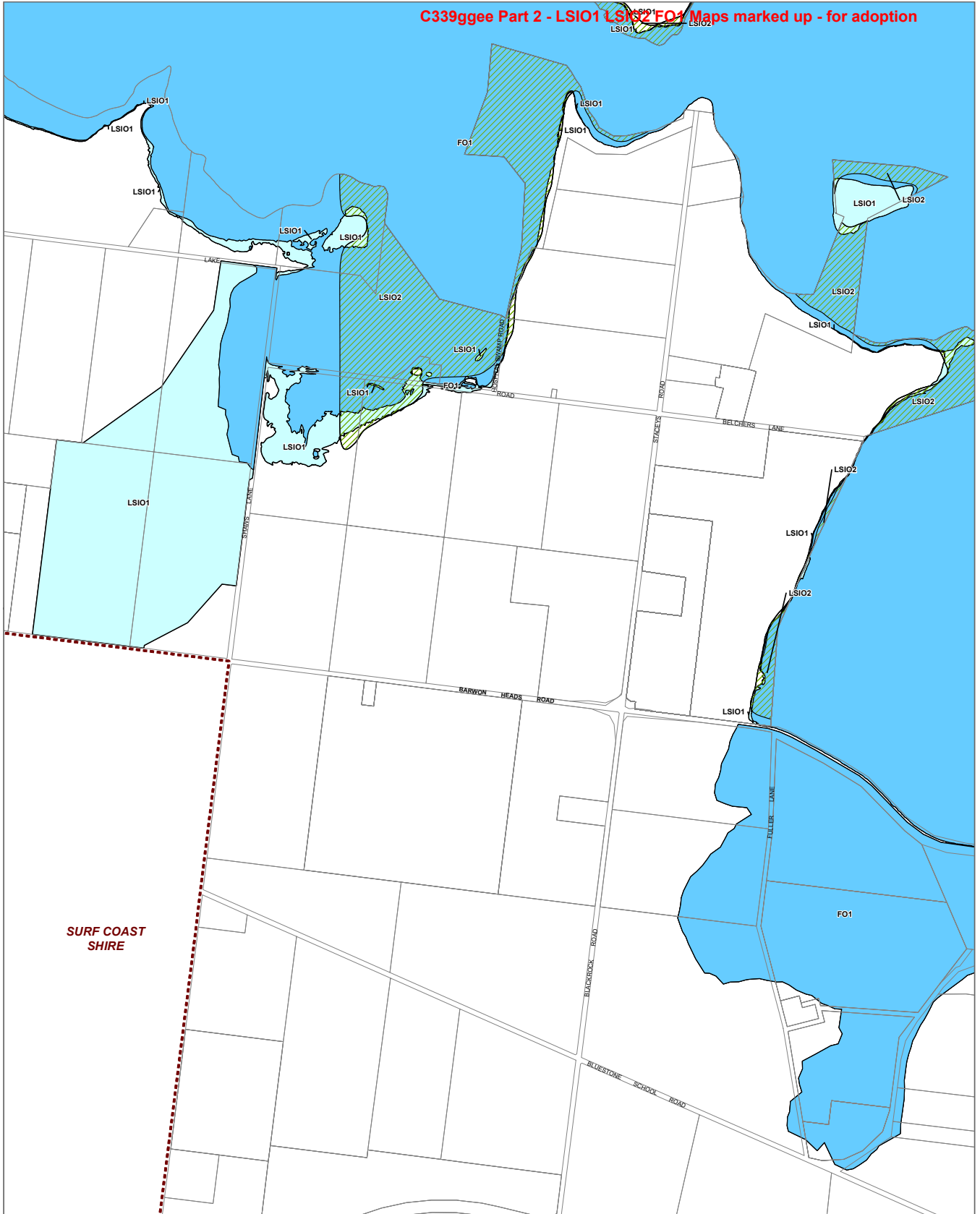
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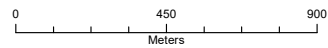
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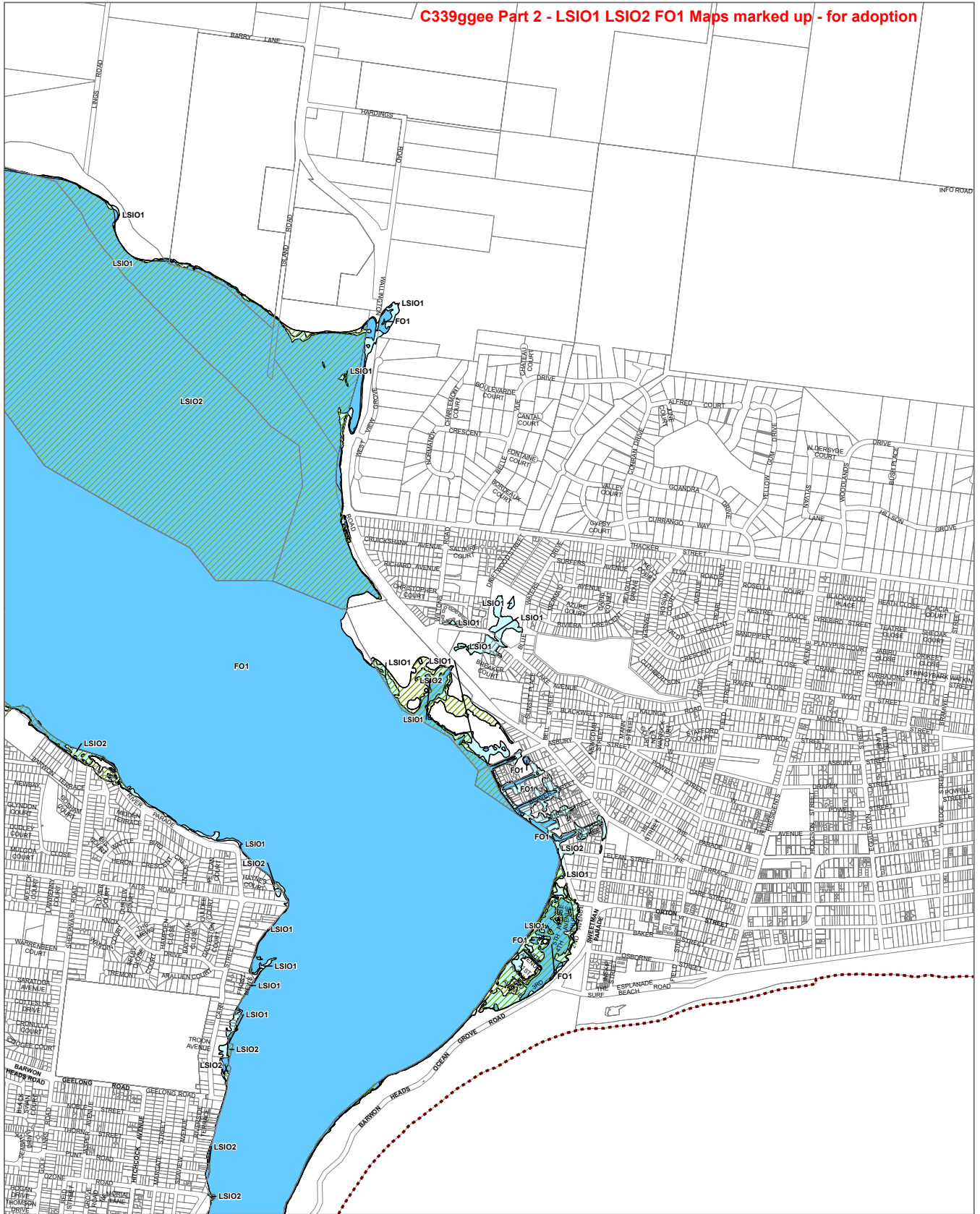
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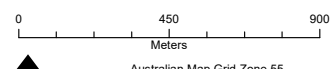
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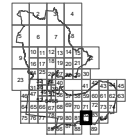


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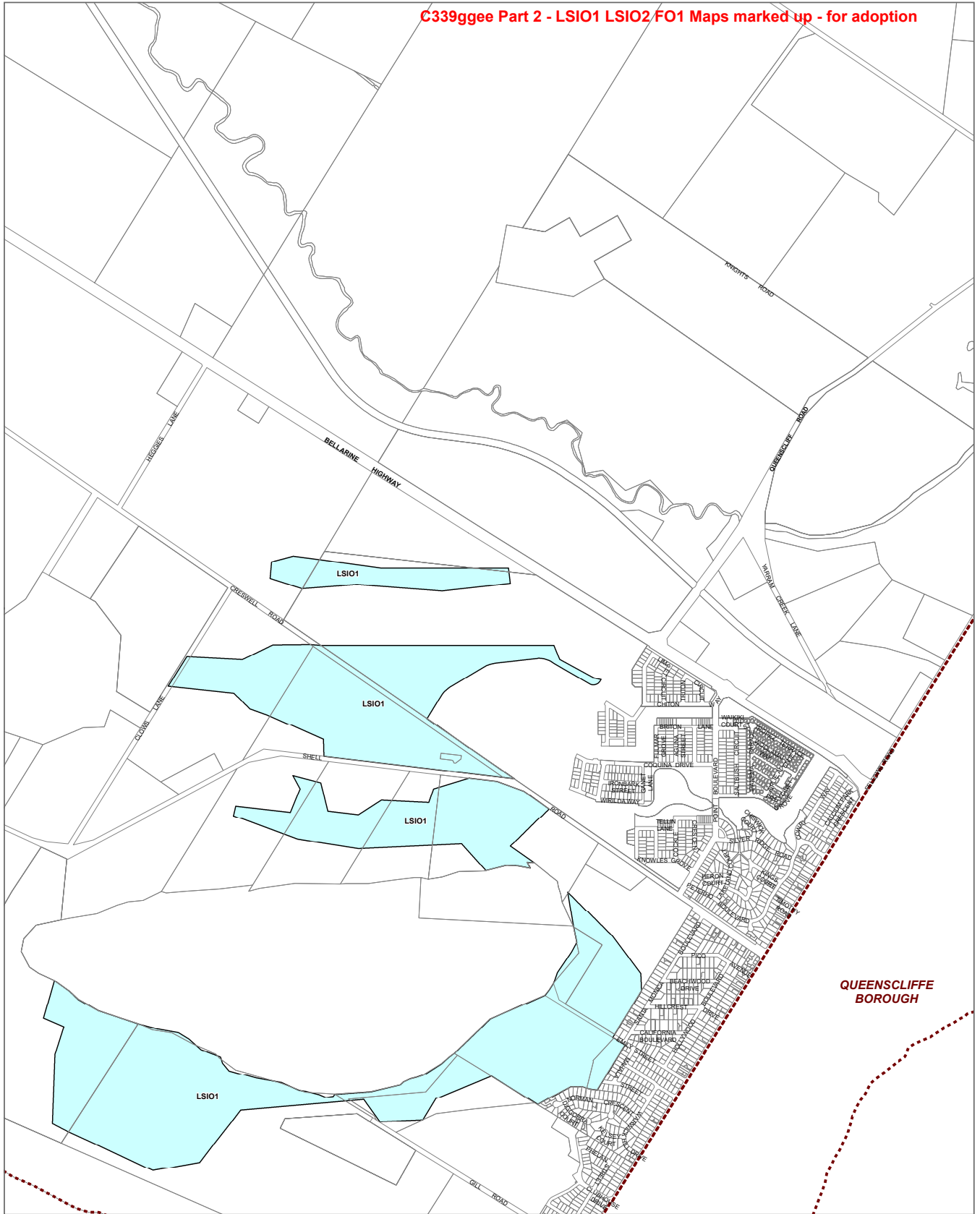


LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 82LSIO-FO

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C339ggee

C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up - for adoption



**QUEENSLIFFE
BOROUGH**

LEGEND
 LSI01 - Land Subject to Inundation Overlay - Schedule 1

Municipal Boundary

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 Australian Map Grid Zone 55

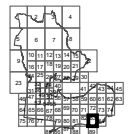


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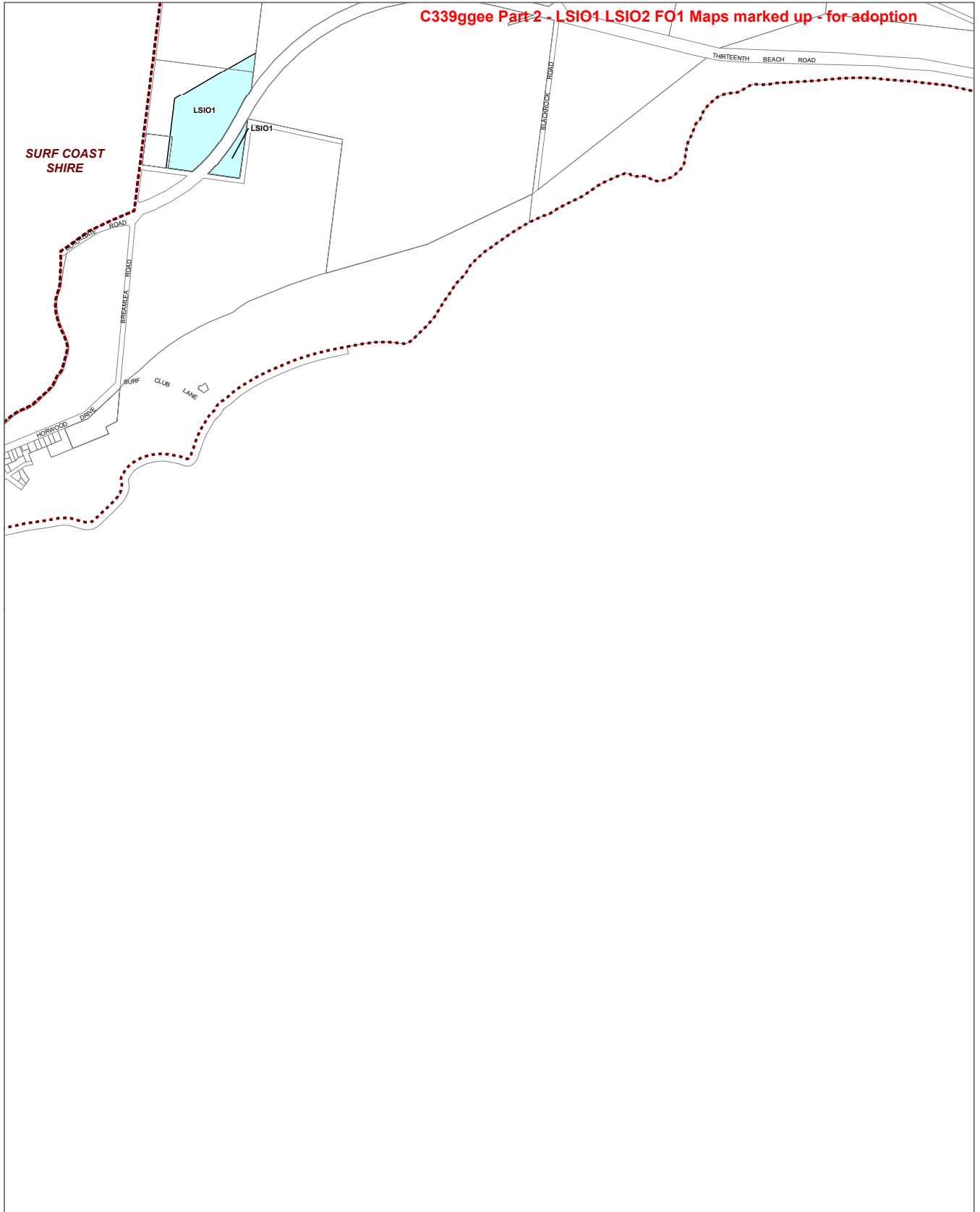
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AMENDMENT C339ggee

C339ggee Part 2 - LSI01 LSI02 FO1 Maps marked up for adoption



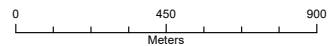
LEGEND

LSIO1 - Land Subject to Inundation Overlay - Schedule 1

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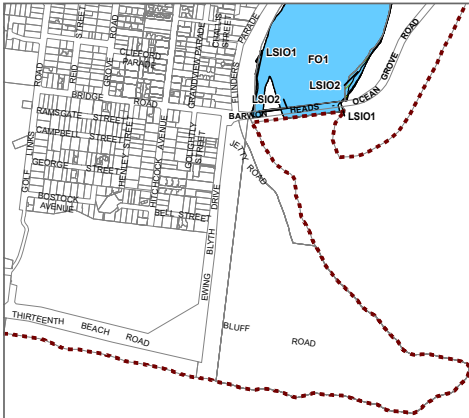
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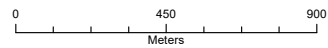


- LEGEND**
- FO1 - Floodway Overlay - Schedule 1
 - LSI01 - Land Subject to Inundation Overlay - Schedule 1
 - LSI02 - Land Subject to Inundation Overlay - Schedule 2

Municipal Boundary

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Attachment 4c – C339ggeePart 2 - Map of land to be rezoned to NRZ8 for adoption

