



Planning Panels Victoria

Department of Transport and Planning

1 Spring Street
Melbourne Victoria 3000
GPO Box 2392
Melbourne, Victoria 3001
Telephone (03) 8624 5712

13 June 2024

Dear Party

Latrobe Planning Scheme Amendment C131latr Review of Flooding Controls

The Panel held a Directions Hearing for the above matter on 11 June 2024 online. Please find attached:

- Panel Directions
- Distribution List
- Hearing Timetable.

The following dates apply:

| Time | Date | Actions for filing and other matters | Direction |
|---------|----------------------|--|-----------|
| 12 noon | Monday, 24 June 2024 | Council must provide a submitter location map to the Panel only | 9 |
| 12 noon | Monday, 24 June 2024 | Council 'Day 1' version of the Amendment documentation | 10 |
| 12 noon | Monday, 24 June 2024 | Council Part A (background and context) submission | 11 |
| 12 noon | Monday, 1 July 2024 | Expert witness report(s) | 12 |
| 12 noon | Friday, 5 July 2024 | Parties to confirm site inspection locations | 7 |
| 12 noon | Monday, 8 July 2024 | Any supplementary submission from a party not appearing at the Hearing | 19 |
| 12 noon | Monday, 8 July 2024 | Documents or material to be presented on Day 1 of the Hearing | 16 |
| 10 am | Tuesday, 9 July 2024 | Hearing commences | |

The Panel made no declarations.

Procedural issues

Council's resolution of 6 May 2024 was:

1. Having formally considered all written submissions received to Amendment C131 notes the issues raised by the submissions and the officer's response to those issues, as outlined in (Attachment 2);
2. Request the Minister for Planning appoint a planning panel to consider submissions received for Amendment C131, in accordance with Part 8 of the Planning and Environment Act 1987;
3. Refer submissions to the planning panel appointed by the Minister for Planning;

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



OFFICIAL

4. Endorse the officer's response to the issues raised by submissions and the recommended changes to Amendment 131, as outlined in Attachments 2 and 3, as the basis for Council's submission to the planning panel; and
5. Advise those persons who made written submissions to Amendment C131 of Council's decision.

Council confirmed that it intended to refer all submissions, including those that had been withdrawn verbally or in writing, to the Panel. Consequently, the Panel advised that it would invite submitters listed in the referred material as 'withdrawn' or 'verbally withdrawn' to participate in the Panel process.

If you have any questions, please contact Gabrielle Trowse, Project Officer at Planning Panels Victoria on (03) 9935 4189 or planning.panels@transport.vic.gov.au.

Yours sincerely



Alison McFarlane
Panel Chair

Directions

Latrobe Planning Scheme Amendment C131latr
Review of Flooding Controls

Filing documents

1. Council must host and manage online document sharing. The document sharing platform must allow a party to upload documents directly.
2. Documents must be filed electronically by uploading them to the document sharing platform. When uploading documents, a party must email all other parties on the distribution list to inform them of the document(s) that have been uploaded.
3. Documents must meet the following requirements:
 - a) Files must not exceed 20MB in size.
 - b) File names must be as short as possible and begin with the name of the party as it appears on the distribution list:
[Party name] - [Document Title].
 - c) If tabling more than 10 documents at once, all documents must be provided through a fileshare link (for example, DropBox or OneDrive) and be accompanied by an index list.
 - d) A Microsoft Word version or unlocked pdf version of the document must be emailed directly to planning.panels@transport.vic.gov.au after being filed.
4. All information presented to the Panel for the purposes of the Panel process is a public document solely for that purpose unless the Panel directs otherwise. It cannot be used for any other purpose.
5. Documents must be available to access and download from the document sharing platform until the date the report is submitted by the Panel. Each party is responsible to retain any documents before that date.

Notes

Any request to access a document after that date will be subject to the Freedom of Information process.

For more information on how your submission will be used, refer to the [PPV Website](#).

If your document is larger than 20MB, break it down into parts that are less than 20MB each.

If you do not file documents by the specified time, the Panel may not accept the evidence or material. If you think you will not meet the specified deadline you must provide reasons in writing to planning.panels@transport.vic.gov.au before the deadline.

The Panel will not publish or accept material that contains offensive or defamatory material, or personal information about other people (such as emails and phone numbers or photographs of people, particularly children).

Paper documents will only be permitted in exceptional circumstances.

If you have with difficulties providing documents electronically you should contact Planning Panels Victoria.

Site inspection

6. The Panel will undertake an unaccompanied site inspection on or around the date of the Hearing.
7. Any Party that wishes the Panel to visit a particular site or property must make this request to planning.panels@transport.vic.gov.au by **12 noon on Friday, 5 July 2024**.

Before the Hearing

Notice of the Hearing

8. Council must publish notice of the Hearing on its website, with information on how members of the public can observe it in person and online.

Information to be provided

9. Council must provide a map showing the location of submitters the Panel by **12 noon on Monday, 24 June 2024**. The Plan must:
 - a) identify submitters by submitter number, and not by name
 - b) be provided only to the Panel.
10. Council must file a 'Day 1' version of the Amendment documentation by 12 noon on Monday, 24 June 2024. The Day 1 version must:
 - a) show any suggested changes in response to submissions
 - b) be marked up against the exhibited version (does not apply to mapping)
 - c) be labelled 'Council Day 1 version – Clause X'
 - d) be in an editable format such as MS Word (does not apply to mapping).

Council Part A (background and context) submission

11. Council must file Part A (Background and context) submission by **12 noon on Monday, 24 June 2024** that includes:
 - a) a summary of the physical context of the subject land and surrounds
 - b) background to the Amendment including chronology of events
 - c) a summary of the conditions of authorisation and how they have been met
 - d) a summary of the strategic context, including:
 - (i) relevant planning policies and controls
 - (ii) any other recently approved or upcoming amendments that might impact on the Amendment
 - e) for each property subject to submissions:
 - (i) a summary of the issues raised in submissions
 - (ii) summarise the amendment history at the following stages
 - exhibition
 - re-exhibition
 - council position of 6 May 2024
 - (iii) confirm the recommendation sought from the Panel for the property.

Note

Council's Part A (background and context) submission will be taken as read. Council should allow time for questions on Day 1 of the Hearing.

Expert witness details and reports

12. Parties must file their expert witness reports by **12 noon on Monday, 1 July 2024**.
13. An expert witness report must:
 - a) comply with the PPV Practice Note 1 - Expert Evidence ([Expert witnesses \(planningpanels.vic.gov.au\)](http://planningpanels.vic.gov.au))
 - b) not refer to any individual submitter by name – if necessary, individual submitters should be referred to by submission number. Community groups, organisations, corporations and government agencies can be referred to by name.
14. An expert witness can provide a response to other like evidence by 12 noon the business day before the Hearing commences.

At the Hearing

15. Council must provide administrative support to manage the Hearing.

Note

This may include finding a suitable venue for an in person Hearing, or if the Hearing is online or hybrid, configuring a video conference meeting, publishing links to the Hearing online, issuing direct invitations to participants (including the Panel, parties and experts) and providing technical support. It may also include managing the document sharing platform and making audio recordings of sessions if directed by the Panel.

Presenting material

16. Submissions, presentations and other material presented to the Panel:
- a) must be presented electronically
 - b) must be filed by 12 noon on the business day before the material is to be presented
 - c) should relate to the matters before the Panel
 - d) must include a summary of fewer than 5 pages if the material is more than 40 pages.

Council Part B (main) submission

17. Council must address the following issues in its Part B (main) submission or through evidence:
- a) its response to submissions and evidence
 - b) its final position on the Amendment.

Other party submissions

18. A party who objects to the proposal must say how the proposal impacts them, how the proposal is inconsistent with Council or government policy or strategy, or both.
19. A party who intends to supplement their original written submission but not present at the Hearing must file their supplementary written submission by **12 noon on Monday, 8 July 2024**.

Note

For information on how to prepare and present material at a Hearing, refer to the [PPV Website](#).

Evidence and cross examination

20. Unless agreed by the Chair, evidence-in-chief should be no longer than 30 minutes.
21. An expert witness may present a summary of their evidence at the Hearing, but it must:
- a) not include new evidence
 - b) be filed by 12 noon the business day before that witness is scheduled to appear.
22. If giving evidence online, an expert witness must:
- a) be alone in the room from which they give evidence and not make or receive any communication with another person while giving evidence except with permission from the Panel
 - b) inform the Panel immediately should another person enter the room from which they are giving evidence
 - c) not discuss their evidence with any other person during breaks in evidence when under cross examination
 - d) not have before them any document, other than their expert witness report and relevant supporting documents.
23. A party, advocate and the Panel may question an expert witness.
24. If cross examining an expert witness, a party must:
- a) be present for the whole of the expert witness giving their evidence
 - b) ask clear and relevant questions, directed to matters of fact or professional opinion, that genuinely assist the Panel in understanding the issues

- c) allow the expert witness time to explain their answer.

Notes

The Chair will regulate cross examination. During the Hearing, the Chair may ask you how much time you will need for cross examining each witness, and will ask you to keep to your estimate. You should aim to complete your cross examination as concisely as possible.

Cross examination time may be limited.

You may be asked to move on to another topic if the line of questioning is not useful to the Panel.

Things to avoid when cross examining include:

- making a submission or providing your opinion
- giving extensive comment or context as an introduction to your question
- asking questions that are unrelated to the evidence
- arguing with the witness
- commenting on the expert or the evidence
- asking questions that have already been asked by another party.

If you do not support the evidence or basis on which it was prepared, or consider the evidence should not be given weight, detail your reasons in your submission rather than raising these issues in cross examination.

If you are not experienced in cross examination, you are encouraged to write your questions down to ensure they are succinct, structured into themes and able to be asked without long explanations of the context.

For information on how to cross examine, refer to the [PPV Website](#).

Part C (closing) submissions

25. Council will be provided time to present a Part C (closing) submission. The Part C (closing) submissions:
- a) must not raise new matters
 - b) may respond to matters raised in other parties' submissions or evidence.

Privacy and use of personal information

26. A party must not record, keep, distribute or publish contact details of any other party obtained during the Panel process, or use those contact details for any other purpose.
27. A party must not record any part of a Hearing by any means without permission from the Chair.
28. A party who wishes proceedings to be recorded must make a request to the Chair at least five business days before the Hearing commences, outlining its reasons.
29. If Planning Panels Victoria records a Hearing, any person provided with a copy of the recording must not publish or distribute that recording or use it for any purpose other than for the Panel process.

Note

Panel hearings are only recorded in exceptional circumstances. EES Hearings are generally recorded (audio only), but you should check with Planning Panels Victoria before the Hearing starts.

For more information on how your personal information will be used, refer to the Privacy Collection Notice attached to the Panel's letter dated 15 May 2024.

Distribution List

Latrobe Planning Scheme Amendment C131latr
Review of Flooding Controls

Use this list to file expert witness reports and other information in accordance with the Panel's directions. It must not be used for any other purpose. If you are unsure about whether any material or content is appropriate for filing, please seek guidance from Planning Panels Victoria before filing the material.

Electronic documents

| Party | email address |
|---|--|
| Planning Panels Victoria | planning.panels@transport.vic.gov.au |
| Latrobe City Council | tegan.mckenzie@latrobe.vic.gov.au; lorrae.dukes@latrobe.vic.gov.au; chase.radford@latrobe.vic.gov.au |
| West Gippsland Catchment Management Authority | planning@wgcm.vic.gov.au |
| Traralgon Property Development Pty Ltd | cussenjan502@gmail.com |
| Alan Scarlett | alan.scarlett58@gmail.com |
| Break Ground Developments and Assist Group Australia Pty Ltd | rachel.zeng@jws.com.au |

Timetable

Latrobe Planning Scheme Amendment C131latr
Review of Flooding Controls

Timetable Version 1

Day 1: Tuesday 9 July 2024

Venue: Morwell Bowling Club, 52 Hazelwood Rd, Morwell VIC 3840

Or join online via MS Teams: [Click here to join the meeting](#)

| Time | Party | Sub No | Allocated |
|--------------------------|---|--------|------------------|
| 10am – 10.15am | Preliminary matters | | 20 mins |
| 10.15am – 11.15am | Latrobe City Council represented by Tegan McKenzie and West Gippsland Catchment Management Authority represented by Adam Dunn – joint submission | 14 | 1.5 hours |
| 11.15am – 11.30am | Break | | 15 mins |
| 11.30am – 12.00pm | Latrobe City Council and West Gippsland Catchment Management Authority joint submission cont. | | |
| 12.00pm – 1.00pm | Lunch break | | 1 hour |
| 1.00pm – 2.00pm | Traralgon Property Development Pty Ltd represented by Jan Cussen of NAJ Planning, calling the following expert evidence: - Cliff Carson of Carson Developments in surveying | 79 | 1 hour |
| 2.00pm – 2.05pm | Break Ground Developments and Assist Group Australia Pty Ltd represented by Rachel Zeng of Johnson Winter Slattery | 77 | 5 mins |
| 2.05pm – 2.15pm | Alan Scarlett | 40 | 10 mins |
| 2.15pm – 2.30pm | Break | | 15 mins |
| 2.30pm – 3.00pm | Latrobe City Council and West Gippsland Catchment Management Authority closing submission | | 30 mins |
| 3.00pm | Hearing close | | |

Hearing Timetable Notes:

1. If you are unable to be present at your scheduled time, please contact Planning Panels Victoria on (03) 9935 4189 or planning.panels@transport.vic.gov.au as soon as possible.
2. Please be present or online at least 15 minutes before your scheduled start time.
3. The Panel may amend a Party's start time without notice. However you will be contacted in advance if you are to be rescheduled to a different day.
4. Time will be made for morning and afternoon breaks each day. Break times will be taken at appropriate points in the proceedings, and break times in the timetable are indicative only.
5. If you have any questions about the timetable, please contact Planning Panels Victoria on (03) 9935 4189 or planning.panels@transport.vic.gov.au.

LATROBE PLANNING SCHEME

AMENDMENT C131

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Latrobe City Council, who is the planning authority for this amendment.

The amendment has been made at the request of Latrobe City Council and the West Gippsland Catchment Management Authority (WGCMA).

Land affected by the amendment

The amendment updates flood controls based on modelling from the *Latrobe River Flood Study* (2015) and the *Traralgon Flood Study* (2016). The amendment affects 65,614ha (Vic Map data) of land within the Latrobe municipality which is within proximity of the Latrobe River and the Traralgon Creek, and considered to be at risk of flooding. Refer to Figure 1 below. These properties will either have existing flood controls removed or amended, or new flooding controls applied.

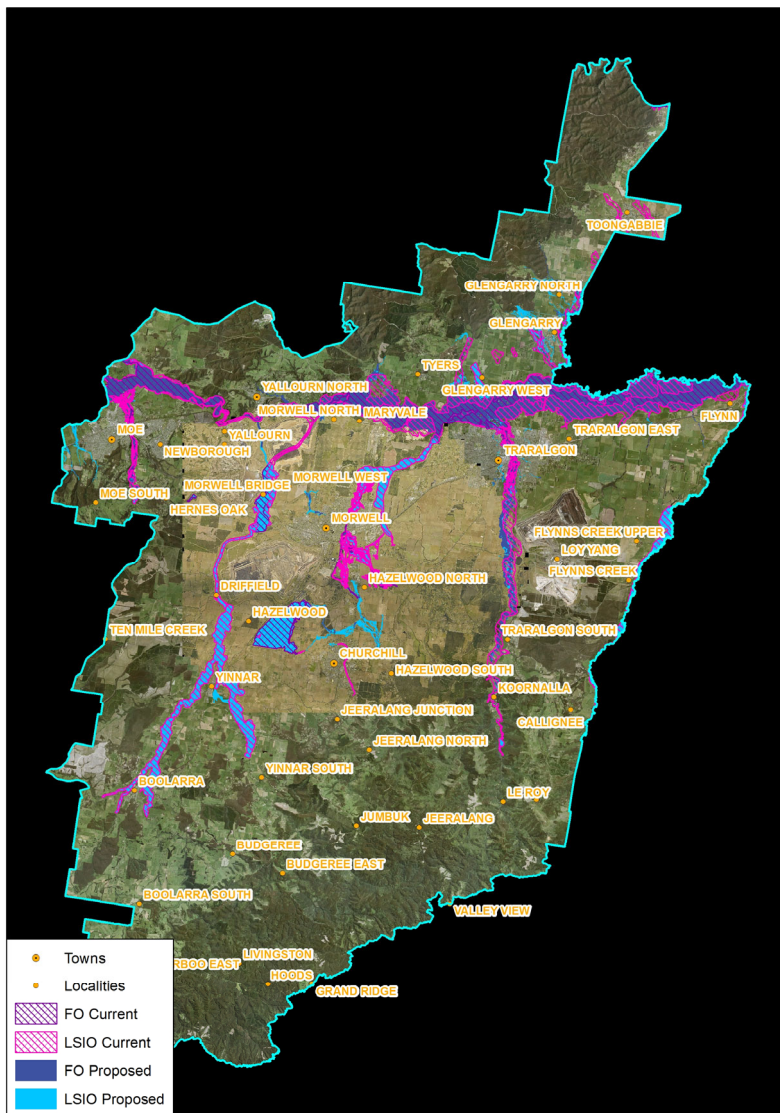


Figure 1: Municipal wide map displaying proposed flood overlay changes.

What the amendment does

The Amendment implements the recommendations of the *Latrobe River Flood Study (2015)* and the *Traralgon Flood Study (2016)* into the Latrobe Planning Scheme.

The Amendment:

- Amend Clause 02.04 (Strategic Framework Plans) to include a new Strategic Framework Plan,
- Amend Clause 11.01-1L (Glengarry) to include a new Glengarry Town Structure Plan (GTSP),
- Amends the Schedule to Clause 72.03 (Schedule to Clause 72.03 What Does This Planning Scheme Consist Of?) to reflect the amended FO/LSIO mapping,
- Amend Planning Scheme Maps:
 - Deletes the following LSIO-FO Map Nos. 2LSIO-FO, 5LSIO-FO, 6LSIO-FO, 7LSIO-FO, 8LSIO-FO, 9LSIO-FO, 10LSIO-FO, and 52LSIO-FO.
 - Amend the following LSIO-FO Map Nos. 11LSIO-FO, 14LSIO-FO, 15LSIO-FO, 16LSIO-FO, 17LSIO-FO, 18LSIO-FO, 19LSIO-FO, 20LSIO-FO, 21LSIO-FO, 22LSIO-FO, 23LSIO-FO, 24LSIO-FO, 25LSIO-FO, 26LSIO-FO, 28LSIO-FO, 29LSIO-FO, 34LSIO-FO, 35LSIO-FO, 37LSIO-FO, 38LSIO-FO, 41LSIO-FO, 42LSIO-FO, 43LSIO-FO, 44LSIO-FO, 47LSIO-FO, 48LSIO-FO, 49LSIO-FO, 50LSIO-FO, 56LSIO-FO, 60LSIO-FO, 61LSIO-FO, 63LSIO-FO, 64LSIO-FO, 65LSIO-FO, 66LSIO-FO, 68LSIO-FO, 69LSIO-FO, 70LSIO-FO, 72LSIO-FO, 73LSIO-FO, 74LSIO-FO, 77LSIO-FO, 78LSIO-FO, 79LSIO-FO, 82LSIO-FO, 83LSIO-FO, 84LSIO-FO, 85LSIO-FO, 86LSIO-FO, 87LSIO-FO, 88LSIO-FO, 91LSIO-FO, 92LSIO-FO, 93LSIO-FO, 94LSIO-FO, 96LSIO-FO, 97LSIO-FO, 99LSIO-FO, 100LSIO-FO, 101LSIO-FO, 102LSIO-FO, 104LSIO-FO, 106LSIO-FO, 107LSIO-FO, 108LSIO-FO, 109LSIO-FO, 110LSIO-FO, 111LSIO-FO, 112LSIO-FO, 114LSIO-FO, 115LSIO-FO, 116LSIO-FO, 117LSIO-FO, 118LSIO-FO, 119LSIO-FO, 120LSIO-FO, and 121LSIO-FO.
 - Inserts the following LSIO-FO Map Nos. 4LSIO-FO, 32LSIO-FO, 33LSIO-FO, 40LSIO-FO, 51LSIO-FO, 55LSIO-FO, 57LSIO-FO, 62LSIO-FO, 67LSIO-FO, 71LSIO-FO, 76LSIO-FO, and 112LSIO-FO.

Strategic assessment of the amendment

Why is the amendment required?

Two flood studies were undertaken in recent years with each recommending that the Latrobe Planning Scheme be amended to introduce updated mapping of the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) to reflect the modelling undertaken.

The West Gippsland Catchment Management Authority (WGCMA), in collaboration with the Latrobe City Council and the Baw Baw and Wellington Shire Councils, commissioned a flood study for the floodplains of the Latrobe River from Moe to Lake Wellington and for the Moe River (a major tributary of the Latrobe) from Yarragon to Moe. The *Latrobe River Flood Study* was completed in 2015 by Cardno consultants.

The West Gippsland Catchment Management Authority (WGCMA) Commissioned Water Technology consultants to undertake the *Traralgon Flood Study* which was completed in 2016. The study included detailed hydrological and hydraulic modelling of Traralgon Creek and the Latrobe River, flood mapping of Traralgon, recommendations for flood mitigation works, and a review of planning controls. The study prepared a revised draft Floodway Overlay (FO) and draft Land Subject to Inundation Overlay (LSIO) to reflect the updated flood modelling and mapping produced during the study.

The *West Gippsland Floodplain Management Strategy (2018-2027)*, prepared by the West Gippsland Catchment Management Authority (WGCMA), recommended that the Latrobe Planning Scheme be updated to reflect the best available flood mapping.

The provision of updated flooding information within the planning scheme will have a net community benefit by ensuring that the risk of flooding is properly considered in future planning and that risks from flooding may be managed and minimised. The updated mapping will equip Council to plan for future growth in low-risk locations to minimise the impact of natural hazards on the community, development, and infrastructure.

The revisions to the Strategic Framework Plan at Clause 02.04, and the Glengarry Town Structure Plan at Clause 11.01-1L, are to reflect the updated flood mapping contained in the Planning Scheme Maps.

How does the amendment implement the objectives of planning in Victoria?

The Amendment meets the following objectives of Planning in Victoria as set out in section 4(1) of the *Planning and Environment Act 1987*:

(a) to provide for the fair, orderly, economic and sustainable use, and development of land;

(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;

(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria; and

(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).

The amendment will positively implement the objectives of planning in Victoria by providing for accurately applied planning overlay controls that ensure that water management issues are considered during the development process.

How does the amendment address any environmental, social and economic effects?

Environmental Effects

The amendment has considered environmental effects, provides for sustainable land use and development outcomes, and will allow Council to plan to minimise risk to life, property, the environment, and infrastructure from flood hazard. Implementation of revised flood mapping will ensure that forward planning will direct new development to low-risk locations and natural hazards and environmental risks avoided. The amendment will ensure that new development in flood affected areas requires a planning permit to ensure that flooding risks are properly considered as part of the planning process which will include seeking the comments of the floodplain management authority on development applications.

Social Effects

The amendment provides updated flood data and planning provisions to ensure ongoing protection of life, property, and community infrastructure in areas at risk of flooding. The amendment ensures that planning decisions will be made having regard to the most current and accurate flood information in considering development applications and in planning for new urban development.

Economic Effects

Flooding can have significant economic impacts on municipalities and the community as a result of loss of life, damage to public and private assets, and property and agricultural losses. The amendment will ensure that new development is protected from the effects of flooding and that the flood plain is not adversely affected by inappropriate development. The amendment will discourage inappropriate new development that would be impacted by flooding or that may have adverse impacts on flood behaviour.

Does the amendment address relevant bushfire risk?

Bushfire risk must be considered to determine whether an amendment will result in any increase in the risk to life, property, community infrastructure and the natural environment from bushfires. When considering the VPP provisions for bushfire, Clause 13.02-1S (Bushfire Planning) provides policy that must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:

- Within a designated bushfire prone area;
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

Latrobe City Council features bushfire risk whereby areas which aren't impacted by a Bushfire Management Overlay (BMO) are within a Bushfire Prone Area (BPA).

Settlement Planning

Relevant policy within Clause 13.02-1S (Bushfire Planning) relates to ensuring that Planning Scheme Amendments *do not* increase bushfire risk;

“Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2009).”

The amendment will not create additional bushfire risk as it is proposing to apply land management overlays (LSIO and FO) which are to address flooding risks, and no rezoning is proposed to occur.

Views from the relevant fire authority

The views of the CFA will be sought and obtained on this amendment and considered during the exhibition stage. This is because the affected land, while impacted by BMO or BPA, is proposed to not have any development potential increased through land zone changes or policy.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with:

- The *Ministerial Direction – The Form and Content of Planning Schemes* as required under section 7(5) of the *Planning and Environment Act 1987*. The amendment has been written in plain English.
- Ministerial Direction No. 11 – *Strategic Assessment of Amendments* in this explanatory report, as required under section 12(2)(a) of the Act.
- Ministerial Direction No. 15 - *The Planning Scheme Amendment Process*.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment directly supports the following Clauses of the Planning Policy Framework:

Clause 11.02-1S (Supply of Urban Land)

- This clause has the objective to ensure sufficient land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- The relevant strategies of this clause identify that planning for urban growth should consider the limits of land capability, natural hazards, and environmental quality.
- The amendment proposes to revise flood mapping to ensure natural hazards can be considered in forward planning based on the most current information.

Clause 13.01-1S (Natural Hazards and climate change)

- This policy has the objective to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.
- The relevant strategies of this clause include to:
 - Consider the risks associated with climate change in planning and management decision making processes.
 - Identify at risk areas using the best available data and climate change science.

- Direct population growth and development to low-risk locations.

Clause 13.03-1S (Floodplain management)

- This clause has the objective to assist the protection of life, property and community infrastructure from flood hazard, the natural flood carrying capacity of rivers, streams and floodway's, the flood storage function of floodplains and waterways, and floodplain areas of environmental significance or of importance to river health.
- The relevant strategies of this clause are to:
 - Identify land affected by flooding, including land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes.
 - Avoid intensifying the impact of flooding through inappropriately located use and development.
- The Amendment supports these strategies by applying the most current data available for flooding based on recent flood studies completed for Latrobe. The revised data provides an accurate reflection of the floodplains, including the 1 in 100 year event, and the flood storages and capacities required.

Clause 14.02-2S (Water quality)

- This clause has the objective to protect water quality. The strategies to achieve this objective include discouraging incompatible land use activities in areas subject to flooding where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.

The amendment supports the objective and strategies of this clause by setting out revised mapping for the floodplain areas, based on most recent flood data to allow for forward planning and management of new development.

In addition to increasing mean sea levels Climate Change is expected to increase the intensity and frequency of storms across the Gippsland Region, as well as change catchment moisture and increase areas burnt by bushfires.

The WGCMA is aware of these catchment processes and the risk Climate Change poses to flooding across our region. Recent flood studies have included Climate Change sensitivity testing to understand what the likely impact will be to our communities. These results show that our waterways are not particularly sensitive to Climate Change impacts other than those areas exposed to sea level rise changes.

Further to this the WGCMA has been working with the Department of Environment, Land, Water and Planning (DELWP) to develop clear guidance for CMAs across Victoria so that the inclusion of non-sea level rise Climate Change processes in flood study outputs is clear, consistent and transparent. Until this work is completed the WGCMA does not recommend that changes to flood mapping and the subsequent Flood Overlays should include the impacts of non-sea level rise Climate Change. It is likely that this work will be completed within the next few years and it follows that any subsequent update to the Flood Overlays will include our better understanding of the changes to these complex catchment processes brought on by Climate Change.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The planning scheme contains detailed Structure Plans for settlements under Clause 11.01-1L *Latrobe settlement patterns* to complement policy for Settlement at the State and regional level which seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Accordingly, structure plans are in place in the planning scheme for Churchill, Moe-Newborough, Morwell, Traralgon, Glengarry and Tyers, and Morwell – Traralgon. These structure plans have been informed by an understanding of constraints on development and, where appropriate, they show land within urban floodway's, and land subject to inundation.

It is policy at Clause 11.01-1R *Settlement – Gippsland* to, amongst other matters, support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed. Flooding is one such environmental risk.

It is policy at 13.03-1L *Floodplain management* that development be discouraged in residential areas within the 1% Annual Exceedance Probability (AEP) flood extent or within 30m of existing waterways. Similarly, raised earthworks, and subdivision, other than realignment or consolidation, is similarly discouraged within the mapped extent of a 1% AEP flood. Both overlays provide the means to control new development.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment will amend the existing Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) maps that form part of the Latrobe Planning Scheme to ensure that they are consistent with current information on flooding in the municipality. The revisions to the overlays have been determined by the recommendations of flood studies which undertook sensitivity testing and flood simulations to identify the extent of potential flooding from the rivers through computer-based models of the flood plains to generate detailed flood maps for a range of flood events.

The amendment has also been prepared with regard to *Planning Practice Note 12 Applying the Flood Provisions in Planning Schemes: A guide for councils* (June, 2015).

The Floodway Overlay (FO) applies to mainstream flooding areas of the floodplain, being the areas which convey active flood flows or store floodwater, in both rural and urban areas. The Floodway land is generally the higher hazard portion of the floodplain and buildings and works may be at significant risk or could impact the behaviour of floodwaters and therefore need to be controlled.

The Land Subject to Inundation Overlay (LSIO) represents the fringe of the floodplain where the flood depths and velocities are lower. These areas have a lower risk to human life and property than the Flood Overlay (FO) however development still needs to be managed to limit risk and maintain the free passage of floodwaters.

How does the amendment address the views of any relevant agency?

The amendment has been prepared in consultation with the West Gippsland Catchment Management Authority (WGCMA) being the relevant floodplain management authority and recommending referral authority for applications within the overlays.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

This amendment is not likely to have an impact on the transport system, as defined by the *Transport Integration Act 2010*.

Resource and administrative costs

It is not expected that council officer workload will increase significantly as a result of the proposed amendment and therefore, additional staff resources are unlikely to be required.

Where you may inspect this amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

The service centres of the planning authority Latrobe City Council located at:

- 141 Commercial Road, Morwell Vic 3840
- 34-38 Kay Street, Traralgon Vic 3844
- 9-11 Philip Parade, Churchill Vic 3842 and
- 1-29 George Street, Moe Vic 3825
- Latrobe City's website at www.latrobe.vic.gov.au/C131

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment make a submission to the planning authority. Submissions about the amendment must be received by 7 March 2022.

A submission must be sent to:

Latrobe City Council
Attention: Strategic Planning Department
PO Box 264
Morwell VIC 3840

Or online at www.latrobe.vic.gov.au/C131 – Attention: Strategic Planning Department.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: Week of Tuesday, 7 June 2022
- panel hearing: Week of Monday, 12 July 2022

ATTACHMENT A - Mapping reference table

Lands on which the Land Subject to Inundation Overlay and/or Floodway Overlay is to be applied:

| Location | Land /Area Affected | Mapping Reference |
|-----------------|----------------------------|--------------------------|
|-----------------|----------------------------|--------------------------|

| | | |
|---------------------|---|---|
| <p>Latrobe City</p> | <p>Whole municipality, including: Yinnar & Yinnar South Yallourn & Yallourn North Tyers Tanjil South Morwell Newborough Maryvale Moe Koornalla Loy Yang Hernes Oak Hazelwood Glengarry Flynn & Flynn's Creek Cowwarr Driffield Callignee Churchill Boolarra Traralgon Toongabbie</p> | <p>Latrobe C131latr Isio-foMap04 Exhibition Latrobe C131latr Isio-foMap11 Exhibition Latrobe C131latr Isio-foMap14 Exhibition Latrobe C131latr Isio-foMap15 Exhibition Latrobe C131latr Isio-foMap16 Exhibition Latrobe C131latr Isio-foMap17 Exhibition Latrobe C131latr Isio-foMap18 Exhibition Latrobe C131latr Isio-foMap19 Exhibition Latrobe C131latr Isio-foMap20 Exhibition Latrobe C131latr Isio-foMap21 Exhibition Latrobe C131latr Isio-foMap22 Exhibition Latrobe C131latr Isio-foMap23 Exhibition Latrobe C131latr Isio-foMap24 Exhibition Latrobe C131latr Isio-foMap25 Exhibition Latrobe C131latr Isio-foMap26 Exhibition Latrobe C131latr Isio-foMap28 Exhibition Latrobe C131latr Isio-foMap29 Exhibition Latrobe C131latr Isio-foMap32 Exhibition Latrobe C131latr Isio-foMap33 Exhibition Latrobe C131latr Isio-foMap34 Exhibition Latrobe C131latr Isio-foMap35 Exhibition Latrobe C131latr Isio-foMap37 Exhibition Latrobe C131latr Isio-foMap38 Exhibition Latrobe C131latr Isio-foMap40 Exhibition Latrobe C131latr Isio-foMap41 Exhibition Latrobe C131latr Isio-foMap42 Exhibition Latrobe C131latr Isio-foMap43 Exhibition Latrobe C131latr Isio-foMap44 Exhibition Latrobe C131latr Isio-foMap47 Exhibition Latrobe C131latr Isio-foMap48 Exhibition Latrobe C131latr Isio-foMap49 Exhibition Latrobe C131latr Isio-foMap50 Exhibition Latrobe C131latr Isio-foMap51 Exhibition Latrobe C131latr Isio-foMap55 Exhibition Latrobe C131latr Isio-foMap56 Exhibition Latrobe C131latr Isio-foMap57 Exhibition Latrobe C131latr Isio-foMap60 Exhibition Latrobe C131latr Isio-foMap61 Exhibition Latrobe C131latr Isio-foMap62 Exhibition Latrobe C131latr Isio-foMap63 Exhibition Latrobe C131latr Isio-foMap64 Exhibition Latrobe C131latr Isio-foMap65 Exhibition Latrobe C131latr Isio-foMap66 Exhibition Latrobe C131latr Isio-foMap67 Exhibition Latrobe C131latr Isio-foMap68 Exhibition Latrobe C131latr Isio-foMap69 Exhibition</p> |
|---------------------|---|---|

| | | |
|--|--|---|
| | | Latrobe C131latr Isio-foMap70 Exhibition Latrobe C131latr Isio-foMap71 Exhibition Latrobe C131latr Isio-foMap72 Exhibition Latrobe C131latr Isio-foMap73 Exhibition Latrobe C131latr Isio-foMap74 Exhibition Latrobe C131latr Isio-foMap76 Exhibition Latrobe C131latr Isio-foMap77 Exhibition Latrobe C131latr Isio-foMap78 Exhibition Latrobe C131latr Isio-foMap79 Exhibition Latrobe C131latr Isio-foMap82 Exhibition Latrobe C131latr Isio-foMap83 Exhibition Latrobe C131latr Isio-foMap84 Exhibition Latrobe C131latr Isio-foMap85 Exhibition Latrobe C131latr Isio-foMap86 Exhibition Latrobe C131latr Isio-foMap87 Exhibition Latrobe C131latr Isio-foMap88 Exhibition Latrobe C131latr Isio-foMap91 Exhibition Latrobe C131latr Isio-foMap92 Exhibition Latrobe C131latr Isio-foMap93 Exhibition Latrobe C131latr Isio-foMap94 Exhibition Latrobe C131latr Isio-foMap96 Exhibition Latrobe C131latr Isio-foMap97 Exhibition Latrobe C131latr Isio-foMap99 Exhibition Latrobe C131latr Isio-foMap100 Exhibition Latrobe C131latr Isio-foMap101 Exhibition Latrobe C131latr Isio-foMap102 Exhibition Latrobe C131latr Isio-foMap104 Exhibition Latrobe C131latr Isio-foMap106 Exhibition Latrobe C131latr Isio-foMap107 Exhibition Latrobe C131latr Isio-foMap108 Exhibition Latrobe C131latr Isio-foMap109 Exhibition Latrobe C131latr Isio-foMap110 Exhibition Latrobe C131latr Isio-foMap111 Exhibition Latrobe C131latr Isio-foMap112 Exhibition Latrobe C131latr Isio-foMap114 Exhibition Latrobe C131latr Isio-foMap115 Exhibition Latrobe C131latr Isio-foMap116 Exhibition Latrobe C131latr Isio-foMap117 Exhibition Latrobe C131latr Isio-foMap118 Exhibition Latrobe C131latr Isio-foMap119 Exhibition Latrobe C131latr Isio-foMap120 Exhibition Latrobe C131latr Isio-foMap121 Exhibition |
|--|--|---|

ATTACHMENT B -Table of estimated summary of flood related overlays on properties.

| Properties | New FO | Delete FO | New LSIO | Delete LSIO |
|----------------------|---------------|------------------|-----------------|--------------------|
| Latrobe Municipality | 652 | 34 | 879 | 301 |
| Callignee | 3 | 0 | 0 | 2 |
| Cowwarr | 0 | 9 | 0 | 5 |
| Churchill | 4 | 0 | 18 | 0 |
| Driffield | 0 | 0 | 0 | 1 |
| Flynn | 16 | 0 | 4 | 3 |
| Glengarry | 44 | 0 | 131 | 18 |
| Hazelwood | 11 | 0 | 23 | 0 |
| Hernes Oak | 2 | 2 | 2 | 0 |
| Koornalla | 23 | 0 | 0 | 18 |
| Loy Yang | 11 | 0 | 0 | 5 |
| Maryvale | 2 | 6 | 1 | 0 |
| Moe | 5 | 8 | 44 | 31 |
| Morwell | 32 | 5 | 45 | 0 |
| Newborough | 14 | 0 | 0 | 11 |
| Tanjil South | 3 | 0 | 0 | 9 |
| Traralgon | 444 | 4 | 592 | 164 |
| Tyers | 12 | 0 | 13 | 13 |
| Yallourn North | 26 | 0 | 0 | 21 |
| Yinnar | 0 | 0 | 6 | 0 |

Note: Property numbers are based off Council's rates database, and therefore present only an estimate, which is greater than the actual number affected.
 Toongabbie flood overlay updates is occurring within Amendment C126 – Toongabbie Structure Plan.

LATROBE PLANNING SCHEME

AMENDMENT C131

EXPLANATORY REPORT

Overview

This amendment updates the flood overlays in the municipality by implementing the following reports:

- Glengarry Eaglehawk Floodplain Mapping (September 2021)
- Morwell North West Drainage Report (April 2016)
- Morwell North West DCP drainage WR04 (2017)
- Rintouls Creek Study (December 2015)
- Tyers River (December 2015)
- Upper Traralgon Creek (June 2021)
- Traralgon Flood Study (June 2016)
- Latrobe River Flood Study (March 2015)
- Monash Way, Churchill – Scoping Study (2011)

It does this by amending the Floodway Overlay and Land Subject to Inundation Overlay. It deletes the Floodway Overlay from 172 properties, deletes the Land Subject to Inundation Overlay from 599 properties. In addition, it introduces the Floodway Overlay to 202 properties and Land Subject to Inundation Overlay to 1058 properties, a number of properties have also had boundaries of the two overlays amended. In total 3323 properties are affected by the amendment.

The Amendment was exhibited from 3 February 2022 to 7 March 2022 with a total of 67 submissions received. In considering the submissions it was found that 17 background documents were not provided for exhibition to match the identified changes to the mapping. In response to the submissions, it was then determined that the best approach was to have the background documents and mapping data peer reviewed.

The peer review considered whether the Special Building Overlay (SBO) should be applied to areas within the township instead of the exhibited Land Subject to Inundation Overlay. It was determined that these areas will be removed from the Amendment as an urban flood study is currently being undertaken by Latrobe City Council for Moe-Newborough, Morwell, Traralgon and Churchill townships. In addition, it reviewed the appropriateness of the background studies and whether the related flood mapping should be included in the amendment. The recommendations from the Peer Review are that only seven additional flood studies are proposed to be re-exhibited. Areas that were undocumented or where background documents were not finalised were removed from the amendment.

The Peer Review also recommended the inclusion of the climate change scenario for the Latrobe River as this was the 'best available information'.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Latrobe City Council's website at www.latrobe.vic.gov.au/C131

And/or

The amendment is available for public inspection, free of charge, during office hours at the following

places:

- 141 Commercial Road, Morwell Vic 3840
- 34-38 Kay Street, Traralgon Vic 3844
- 9-11 Philip Parade, Churchill Vic 3842 and
- 1-29 George Street, Moe Vic 3825

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 5 April 2024.

A submission must be sent to:

Mail

Latrobe City Council
Attention: Strategic Planning Department
PO Box 264
Morwell VIC 3840

Online

www.latrobe.vic.gov.au/C131 – Attention: Strategic Planning Department.

Email

latrobe@latrobe.vic.gov.au – Attention: Strategic Planning

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: Week of 10 June 2024
- panel hearing: Week of 8 July 2024

Details of the amendment

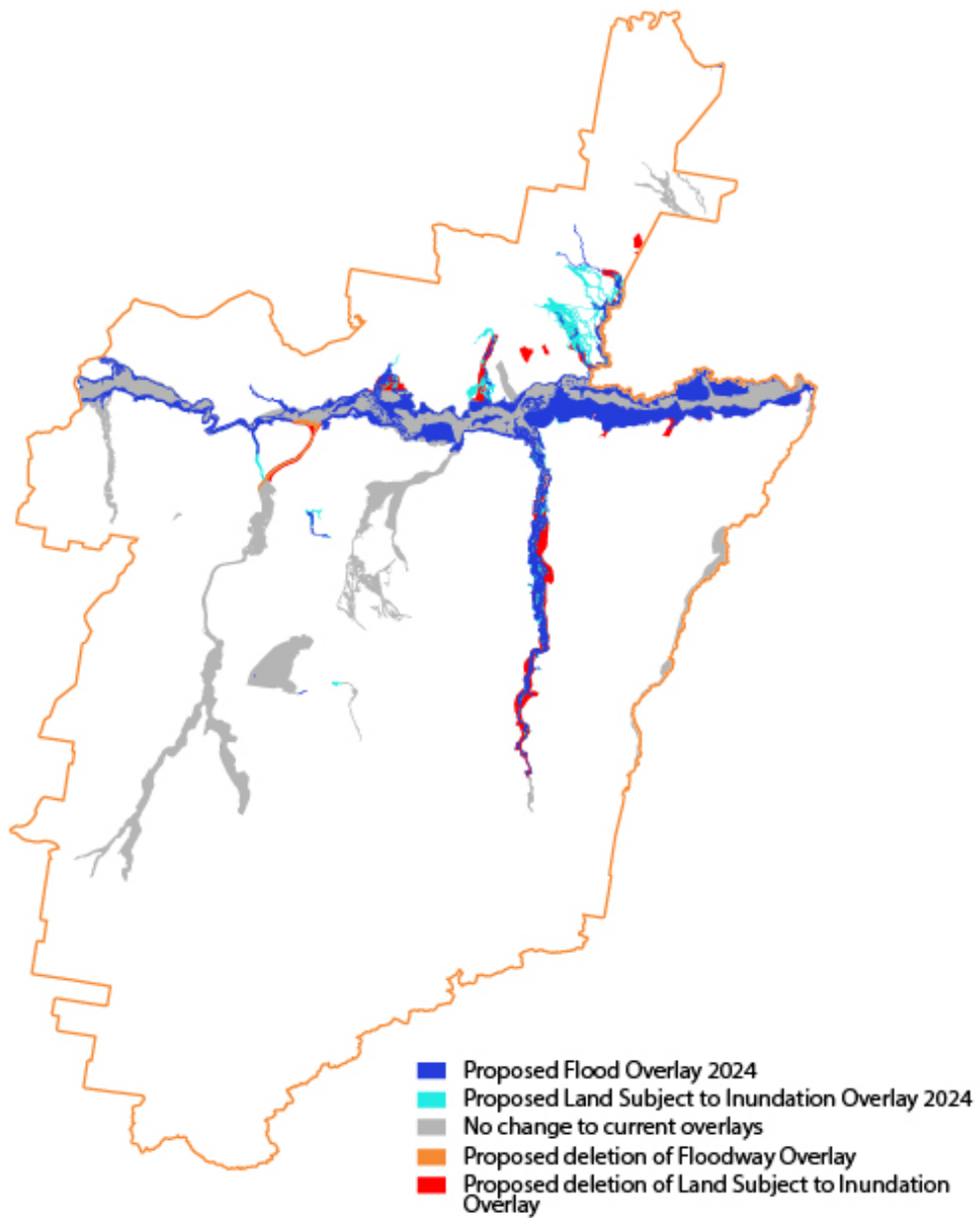
Who is the planning authority?

This amendment has been prepared by the Latrobe City Council, which is the planning authority for this amendment.

The amendment has been made at the request of West Gippsland Catchment Management Authority (WGCMA).

Land affected by the amendment

The amendment applies to land across the municipality, particularly around the Latrobe River, Traralgon Creek, Eaglehawk Creek, Rintouls Creek, Eel Hole Creek, Tyers River and Morwell North West.



What the amendment does

The amendment amends flood controls based on modelling from:

- Glengarry Eaglehawk Floodplain Mapping (September 2021)
- Morwell North West Drainage Report (April 2016)
- Morwell North West DCP drainage WR04 (2017)
- Rintouls Creek Study (December 2015)
- Tyers River (December 2015)
- Upper Traralgon Creek (June 2021)
- Traralgon Flood Study (June 2016)
- Latrobe River Flood Study (March 2015)

- Monash Way, Churchill – Scoping Study (2011)

The amendment affects approximately 4998.87ha (Vic Map data) of land within the Latrobe municipality which is within proximity of the Latrobe River, Traralgon Creek, Tyers River, Rintouls Creek, Eaglehawk Creek, Eel Hole Creek and an unnamed tributary around Morwell North West that is considered to be at risk of flooding. These properties will either have existing flood overlays deleted or amended, or new flooding overlays applied.

The amendment:

The Planning Scheme Maps are amended by a total of 82 attached maps sheets.

1. Amend Planning Scheme Map Nos 5LSIO-FO, 11LSIO-FO, 14LSIO-FO, 15LSIO-FO, 16LSIO-FO, 17LSIO-FO, 18LSIO-FO, 19LSIO-FO, 20LSIO-FO, 21LSIO-FO, 23LSIO-FO, 24LSIO-FO, 25LSIO-FO, 37LSIO-FO, 38LSIO-FO, 41LSIO-FO, 42LSIO-FO, 43LSIO-FO, 44LSIO-FO, 47LSIO-FO, 48LSIO-FO, 49LSIO-FO, 50LSIO-FO, 56LSIO-FO, 60LSIO-FO, 61LSIO-FO, 63LSIO-FO, 64LSIO-FO, 65LSIO-FO, 66LSIO-FO, 69LSIO-FO, 70LSIO-FO, 82LSIO-FO, 83LSIO-FO, 86LSIO-FO, 91LSIO-FO, 92LSIO-FO, 101LSIO-FO, 102LSIO-FO, 114LSIO-FO.
2. Insert new Planning Scheme Map Nos 4LSIO-FO, 40LSIO-FO, 71LSIO-FO, and 76LSIO-FO.
3. Delete Planning Scheme Map Nos 26LSIO-FO, and 52LSIO-FO.

The Planning Scheme Ordinance is amended as follows:

4. In **Purpose and Vision** – replace Clause 02.04 with a new Clause 02.04 in the form of the attached document.
5. In **Planning Policy Framework**- replace Clause 11.01-1 L with a new Clause 11.01-1 L 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.

Strategic assessment of the amendment

Why is the amendment required?

Nine flood studies were undertaken between 2011 and 2021 (with two being finalised in 2023) with each recommending that the Latrobe Planning Scheme be amended to introduce updated mapping of the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) to reflect the modelling undertaken.

The West Gippsland Catchment Management Authority (WGCMA), in collaboration with the Latrobe City Council and the Baw Baw and Wellington Shire Councils, commissioned a flood study for the floodplains of the Latrobe River from Moe to Lake Wellington and for the Moe River (a major tributary of the Latrobe) from Yarragon to Moe. The *Latrobe River Flood Study* was completed in 2015 by Cardno consultants.

The West Gippsland Catchment Management Authority (WGCMA) Commissioned Water Technology consultants to undertake the *Traralgon Flood Study* which was completed in 2016. The study included detailed hydrological and hydraulic modelling of Traralgon Creek and the Latrobe River, flood mapping of Traralgon, recommendations for flood mitigation works, and a review of planning controls. The study prepared a revised draft Floodway Overlay (FO) and draft Land Subject to Inundation Overlay (LSIO) to reflect the updated flood modelling and mapping produced during the study.

In addition, Glengarry Eaglehawk Floodplain Mapping (September 2021), Rintouls Creek Study (December 2015), Tyers River (December 2015), Upper Traralgon Creek (June 2021) were undertaken by WGCMA.

The Glengarry Eaglehawk Floodplain Mapping was commissioned from the hills north of Glengarry to the Latrobe River, Rintouls Creek and unnamed tributary study was from Fitzgibbons Road to Latrobe River, the Tyers River Study was from upstream of Brown Coalmine Road to the Latrobe River and the Upper Traralgon Creek study was undertaken from upstream of Koornalla to downstream of Mattingley Hill Road.

A further three reports were from development applications including the Morwell North West Drainage Report (April 2016), Morwell North West DCP drainage WR04 (2017) and Monash Way, Churchill – Scoping Study (2011). The Morwell North West reports covered the areas generally bounded by Scarborough Crescent and Maryvale recreation Reserve, English Street, Gordon Street, Latrobe Road and Leonard Street in Morwell. While the Monash Way study was for the tributary of Eel Hole Creek between Monash Way and Silocks Road.

The *West Gippsland Floodplain Management Strategy (2018-2027)*, prepared by the West Gippsland Catchment Management Authority (WGCMA), recommended that the Latrobe Planning Scheme be updated to reflect the best available flood mapping.

The provision of updated flooding information within the planning scheme will have a net community benefit by ensuring that the risk of flooding is properly considered in future planning and that risks from flooding may be managed and minimised. The updated mapping will equip Council to plan for future growth in low-risk locations to minimise the impact of natural hazards on the community, development, and infrastructure.

The revisions to the Strategic Framework Plan at Clause 02.04, and the Glengarry Town Structure Plan at Clause 11.01-1L, are to reflect the updated flood mapping contained in the Planning Scheme Maps.

How does the amendment implement the objectives of planning in Victoria?

The Amendment meets the following objectives of Planning in Victoria as set out in section 4(1) of the *Planning and Environment Act 1987*:

- (a) to provide for the fair, orderly, economic and sustainable use, and development of land;*
- (b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria; and*
- (f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*

The amendment will positively implement the objectives of planning in Victoria by providing for accurately applied planning overlay controls that ensure that water management issues are considered during the development process.

How does the amendment address any environmental, social and economic effects?

Environmental Effects

The amendment has considered environmental effects, provides for sustainable land use and development outcomes, and will allow Council to plan to minimise risk to life, property, the environment, and infrastructure from flood hazards. Implementation of revised flood mapping will ensure that forward planning will direct new development to low-risk locations and natural hazards and environmental risks avoided. The amendment will ensure that new development in flood affected areas requires a planning permit to ensure that flooding risks are properly considered as part of the planning process which will include seeking the comments of the floodplain management authority on development applications.

Social Effects

The amendment provides updated flood data and planning provisions to ensure ongoing protection of life, property, and community infrastructure in areas at risk of flooding. The amendment ensures that planning decisions will be made having regard to the most current and accurate flood information in considering development applications and in planning for new urban development.

Economic Effects

Flooding can have significant economic impacts on municipalities and the community as a result of loss of life, damage to public and private assets, and property and agricultural losses. The amendment will ensure that new development is protected from the effects of flooding and that the flood plain is not adversely affected by inappropriate development. The amendment will discourage inappropriate new development that would be impacted by flooding or that may have adverse impacts on flood behaviour.

Does the amendment address relevant bushfire risk?

The Amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because the amendment will not create additional bushfire risk as it is proposing to apply land management overlays (LSIO and FO) which are to address flooding risks, and no rezoning is proposed to occur.

Views from the relevant fire authority

The views of the CFA were sought and obtained on this amendment and considered during the exhibition stage. The CFA has raised concerns about waterway management and the affect that the relevant setback distances will have on development.

Further consultation was held with the CFA on 29 January 2024 and they have said that they have no objection to the Amendment.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with:

- *Minister Direction No. 11 (Strategic Assessment of Amendments)* under section 12 of the *Planning and Environment Act 1987*. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces
- *The Ministerial Direction (The Form and Content of Planning Schemes)* as required under section 7(5) of the *Planning and Environment Act 1987*. The amendment has been written in plain English.
- Ministerial Direction No. 15 - The Planning Scheme Amendment Process.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment directly supports the following Clauses of the Planning Policy Framework:

Clause 11.02-1S (Supply of Urban Land)

- This clause has the objective to ensure sufficient land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- The relevant strategies of this clause identify that planning for urban growth should consider the limits of land capability, natural hazards, and environmental quality.
- The amendment proposes to revise flood mapping to ensure natural hazards can be considered in forward planning based on the most current information.

Clause 13.01-1S (Natural Hazards and climate change)

- This policy has the objective to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.
- The relevant strategies of this clause include to:
 - Consider the risks associated with climate change in planning and management decision making processes.
 - Identify at risk areas using the best available data and climate change science.
 - Direct population growth and development to low-risk locations.

Clause 13.03-1S (Floodplain management)

- This clause has the objective to assist the protection of life, property and community infrastructure from flood hazard, the natural flood carrying capacity of rivers, streams and floodway's, the flood storage function of floodplains and waterways, and floodplain areas of environmental significance or of importance to river health.
- The relevant strategies of this clause are to:
 - Identify land affected by flooding, including land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes.
 - Avoid intensifying the impact of flooding through inappropriately located use and development.
- The Amendment supports these strategies by applying the most current data available for flooding based on recent flood studies completed for Latrobe. The revised data provides an accurate reflection of the floodplains, including the 1 in 100 year event, and the flood storages and capacities required.

Clause 14.02-2S (Water quality)

- This clause has the objective to protect water quality. The strategies to achieve this objective include discouraging incompatible land use activities in areas subject to flooding where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.

The amendment supports the objective and strategies of this clause by setting out revised mapping for the floodplain areas, based on most recent flood data to allow for forward planning and management of new development. In addition to increasing Climate Change is expected to increase the intensity and frequency of storms across the Gippsland Region, as well as change catchment moisture and increase areas burnt by bushfires.

The WGCMA is aware of these catchment processes and the risk Climate Change poses to flooding across our region. The Latrobe River Flood Study has included Climate Change sensitivity testing to understand what the likely impact will be to our communities. These results show that our waterways are not particularly sensitive to Climate Change impacts other than those areas exposed to sea level rise changes.

Further to this the WGCMA has been working with the Department of Transport and Planning (DTP) to develop clear guidance for CMAs across Victoria so that the inclusion of non-sea level rise Climate Change processes in flood study outputs is clear, consistent and transparent. It is likely that this work will be completed within the next few years and it follows that any subsequent update to the Flood Overlays will include our better understanding of the changes to these complex catchment processes brought on by Climate Change

The planning scheme contains detailed Structure Plans for settlements under Clause 11.01-1L *Latrobe settlement patterns* to complement policy for Settlement at the State and regional level which seeks to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. The structure plans for Glengarry and Toongabbie show the extent of flooding as they have an affect on policy around future development. The Toongabbie Structure Plan included the latest flood overlays through Amendment C126 to the Latrobe Planning Scheme, as such, the Glengarry Town Structure Plan is proposed to be updated to reflect the proposed overlay changes.

It is policy at Clause 11.01-1R *Settlement – Gippsland* to, amongst other matters, support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed. Flooding is one such environmental risk.

It is policy at 13.03-1L *Floodplain management* that development be discouraged in residential areas within the 1% Annual Exceedance Probability (AEP) flood extent or within 30m of existing waterways. Similarly, raised earthworks, and subdivision, other than realignment or consolidation, is similarly discouraged within the mapped extent of a 1% AEP flood. Both overlays provide the means to control new development.

How does the amendment support or implement the Municipal Planning Strategy?

Flooding is a natural hazard that can severely disrupt communities and may cause extensive damage, stock loss and, in extreme cases, loss of life.

The Municipal Planning Strategy supports the amendment as it applies the most-up-to date data in relation to flooding including climate change scenarios for the Latrobe River and Eaglehawk Creek which enables future rezonings to consider climate change scenarios and flood risk in the extent of any rezonings minimising the impact that floods may have on new development. The following strategic directions support the amendment:

- Planning for the environment and landscape values seeks to balance development with the protection of the natural environment.
- Planning for climate change seeks to support use and development that can adapt to the impacts of climate change and seeks to minimise its negative impacts.
- Planning for flooding seeks to deduce the damage and costs associated with flood events.

It is not anticipated to have a significant affect on other areas of the Municipal Planning Strategy other than in Glengarry which will need to review the feasibility of the future low density residential development due to the extent of the flooding.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment will amend the existing Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) maps that form part of the Latrobe Planning Scheme to ensure that they are consistent with current information on flooding in the municipality. The revisions to the overlays have been determined by the recommendations of flood studies which undertook sensitivity testing and flood simulations to identify the extent of potential flooding from the rivers through computer-based models of the flood plains to generate detailed flood maps for a range of flood events.

The amendment is consistent with *Planning Practice Note 12: Applying the Flood Provisions in Planning Schemes*, consideration was given to the level of flood risk, and depth and velocity of flood

waters in choosing planning scheme tools. The West Gippsland Catchment Management Authority supports the application of the Floodway Overlay and the Land Subject to Inundation Overlay.

The Floodway Overlay (FO) applies to mainstream flooding areas of the floodplain, being the areas which convey active flood flows or store floodwater, in both rural and urban areas. The Floodway land is generally the higher hazard portion of the floodplain and buildings and works may be at significant risk or could impact the behaviour of floodwaters and therefore need to be controlled.

The Land Subject to Inundation Overlay (LSIO) represents the fringe of the floodplain where the flood depths and velocities are lower. These areas have a lower risk to human life and property than the Floodway Overlay (FO).

A peer review was undertaken to determine whether the Special Building Overlay (SBO) should be applied to areas within the township instead of the exhibited Land Subject to Inundation Overlay. It was determined that these areas will be removed from the Amendment as an urban flood study is currently being undertaken by Latrobe City Council for Moe-Newborough, Morwell, Traralgon and Churchill.

Any undocumented areas that apply new mapping have been removed from the amendment unless they are minor corrections.

How does the amendment address the views of any relevant agency?

Exhibition stage:

The amendment has been prepared in consultation with the West Gippsland Catchment Management Authority (WGCMA) being the relevant floodplain management authority and recommending referral authority for applications within the overlays.

In addition, during the first exhibition period, held between 3 February 2022 and 7 March 2022, the following agencies made supporting submissions:

- Department of Transport
- Department of Environment, Land Water and Planning (now Department of Environment, Energy, and Climate Change Adaptation)
- CFA
- APA Gas
- Civil Aviation Safety Authority

Does the amendment address relevant requirements of the *Transport Integration Act 2010*?

The amendment is consistent with the objectives and decision-making principles in the Transport Integration Act 2010. Specifically:

- It promotes environmental sustainability by preparing for and adapting to challenges presented by climate change such as increased flood risk.
- It increases efficiency, coordination and reliability by having up to date information about flooding when planning for new roads making them more reliable and minimising any inconvenience caused by disruptions to the road system.

This amendment is unlikely to have a significant impact on the transport system as it is not significantly increasing the capacity for development, and the road network has existing capacity.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed amendment is expected to result in an increase in the need for planning permits, particularly where new Flood Overlays have been applied. However, these overlays are supported by existing local policies in the planning scheme to guide decision making, and permit exemptions.

ATTACHMENT A - Table of estimated summary of flood related overlays on properties.

| | Changed FO to LSIO | Delete LSIO | New LSIO | Changed LSIO to FO | Delete FO | New FO | All FO | All LSIO |
|-----------------|--------------------|-------------|----------|--------------------|-----------|--------|--------|----------|
| Callignee | | | 8 | 1 | | | 1 | 8 |
| Churchill | 1 | 8 | 33 | 1 | 1 | 1 | 3 | 42 |
| Flynn | | 4 | 9 | 28 | | | 28 | 13 |
| Glengarry | | 5 | 177 | 37 | | | 37 | 182 |
| Glengarry North | | 3 | 26 | 22 | | | 22 | 29 |
| Glengarry West | | 1 | 15 | 12 | | | 12 | 16 |
| Hazelwood | 3 | 6 | 13 | 9 | 3 | 3 | 15 | 22 |
| Hazelwood North | | 1 | 5 | 0 | 0 | 19 | 19 | 6 |
| Koornalla | | | 8 | 37 | | | 37 | 8 |
| Loy Yang | | | | 3 | | | 3 | 0 |
| Maryvale | 6 | 5 | 10 | 20 | 6 | 1 | 27 | 21 |
| Moe | 57 | 35 | 251 | 68 | 57 | 57 | 182 | 343 |
| Morwell | | | 13 | | | 22 | 22 | 13 |
| Newborough | 31 | 64 | 50 | 43 | 31 | 26 | 100 | 145 |
| Tanjil South | | 23 | | 23 | | | 23 | 23 |
| Traralgon | 67 | 433 | 387 | 664 | 67 | 67 | 798 | 887 |
| Traralgon East | | 4 | | 28 | | | 28 | 4 |
| Traralgon South | | | 12 | 26 | | | 26 | 12 |
| Tyers | 1 | 0 | 26 | 42 | 1 | 1 | 44 | 27 |
| Yallourn | 3 | 3 | 4 | 7 | 3 | 2 | 12 | 10 |
| Yallourn North | 3 | 4 | 11 | 49 | 3 | 3 | 55 | 18 |
| Latrobe | 172 | 599 | 1058 | 1120 | 172 | 202 | 1494 | 1832 |

ATTACHMENT B – Mapping Reference Table

| Locality | Mapping reference | |
|-----------------|---|---|
| | Insert LSIO-FO | Delete LSIO-FO |
| Callignee | Latrobe C131latr Isio-foMap114 Exhibition | Latrobe C131latr d-Isio-foMap114 Exhibition |
| Churchill | Latrobe C131latr Isio-foMap93 Exhibition | |
| Flynn | Latrobe C131latr Isio-foMap64 Exhibition | Latrobe C131latr d-Isio-foMap64 Exhibition |
| | Latrobe C131latr Isio-foMap65 Exhibition | Latrobe C131latr d-Isio-foMap65 Exhibition |
| | Latrobe C131latr Isio-foMap66 Exhibition | Latrobe C131latr d-Isio-foMap66 Exhibition |
| Glengarry | Latrobe C131latr Isio-foMap15 Exhibition | Latrobe C131latr d-Isio-foMap15 Exhibition |
| | Latrobe C131latr Isio-foMap16 Exhibition | Latrobe C131latr d-Isio-foMap16 Exhibition |
| | Latrobe C131latr Isio-foMap17 Exhibition | Latrobe C131latr d-Isio-foMap17 Exhibition |
| | Latrobe C131latr Isio-foMap18 Exhibition | Latrobe C131latr d-Isio-foMap18 Exhibition |
| | Latrobe C131latr Isio-foMap19 Exhibition | Latrobe C131latr d-Isio-foMap19 Exhibition |
| | Latrobe C131latr Isio-foMap20 Exhibition | Latrobe C131latr d-Isio-foMap20 Exhibition |
| | Latrobe C131latr Isio-foMap63 Exhibition | Latrobe C131latr d-Isio-foMap63 Exhibition |
| Glengarry North | Latrobe C131latr Isio-foMap04 Exhibition | Latrobe C131latr d-Isio-foMap05 Exhibition |
| | | Latrobe C131latr d-Isio-foMap20 Exhibition |
| Glengarry West | Latrobe C131latr Isio-foMap15 Exhibition | Latrobe C131latr d-Isio-foMap15 Exhibition |
| | Latrobe C131latr Isio-foMap44 Exhibition | Latrobe C131latr d-Isio-foMap44 Exhibition |
| | Latrobe C131latr Isio-foMap63 Exhibition | Latrobe C131latr d-Isio-foMap63 Exhibition |
| Hazelwood | Latrobe C131latr Isio-foMap92 Exhibition | |

| | | |
|-----------------|--|--|
| | Latrobe C131latr Isio-foMap91 Exhibition | |
| Hazelwood North | Latrobe C131latr Isio-foMap83 Exhibition | Latrobe C131latr d-Isio-foMap92 Exhibition |
| Koornalla | Latrobe C131latr Isio-foMap101 Exhibition Latrobe C131latr Isio-foMap102 Exhibition Latrobe C131latr Isio-foMap114 Exhibition | Latrobe C131latr d-Isio-foMap101 Exhibition Latrobe C131latr d-Isio-foMap114 Exhibition |
| Loy Yang | Latrobe C131latr Isio-foMap86 Exhibition | Latrobe C131latr d-Isio-foMap86 Exhibition |
| Maryvale | Latrobe C131latr Isio-foMap43 Exhibition Latrobe C131latr Isio-foMap44 Exhibition | Latrobe C131latr d-Isio-foMap69 Exhibition Latrobe C131latr d-Isio-foMap38 Exhibition Latrobe C131latr d-Isio-foMap43 Exhibition Latrobe C131latr d-Isio-foMap44 Exhibition |
| Moe | | Latrobe C131latr d-Isio-foMap21 Exhibition Latrobe C131latr d-Isio-foMap22 Exhibition Latrobe C131latr d-Isio-foMap23 Exhibition Latrobe C131latr d-Isio-foMap26 Exhibition |
| Morwell | Latrobe C131latr Isio-foMap70 Exhibition Latrobe C131latr Isio-foMap71 Exhibition Latrobe C131latr Isio-foMap76 Exhibition Latrobe C131latr Isio-foMap82 Exhibition | |
| Newborough | Latrobe C131latr Isio-foMap23 Exhibition Latrobe C131latr Isio-foMap24 Exhibition Latrobe C131latr Isio-foMap25 Exhibition | Latrobe C131latr d-Isio-foMap23 Exhibition Latrobe C131latr d-Isio-foMap25 Exhibition Latrobe C131latr d-Isio-foMap37 Exhibition |

| | | |
|-----------------|--|--|
| | Latrobe C131latr Isio-foMap37 Exhibition | |
| Tanjil South | Latrobe C131latr Isio-foMap11 Exhibition Latrobe C131latr Isio-foMap37 Exhibition | Latrobe C131latr d-Isio-foMap11 Exhibition Latrobe C131latr d-Isio-foMap21 Exhibition Latrobe C131latr d-Isio-foMap37 Exhibition |
| Traralgon | Latrobe C131latr Isio-foMap44 Exhibition Latrobe C131latr Isio-foMap47 Exhibition Latrobe C131latr Isio-foMap49 Exhibition Latrobe C131latr Isio-foMap50 Exhibition Latrobe C131latr Isio-foMap56 Exhibition Latrobe C131latr Isio-foMap60 Exhibition Latrobe C131latr Isio-foMap61 Exhibition Latrobe C131latr Isio-foMap63 Exhibition Latrobe C131latr Isio-foMap86 Exhibition | Latrobe C131latr d-Isio-foMap44 Exhibition Latrobe C131latr d-Isio-foMap47 Exhibition Latrobe C131latr d-Isio-foMap48 Exhibition Latrobe C131latr d-Isio-foMap49 Exhibition Latrobe C131latr d-Isio-foMap50 Exhibition Latrobe C131latr d-Isio-foMap56 Exhibition Latrobe C131latr d-Isio-foMap60 Exhibition Latrobe C131latr d-Isio-foMap61 Exhibition Latrobe C131latr d-Isio-foMap63 Exhibition Latrobe C131latr d-Isio-foMap86 Exhibition |
| Traralgon East | Latrobe C131latr Isio-foMap64 Exhibition | Latrobe C131latr d-Isio-foMap52 Exhibition Latrobe C131latr d-Isio-foMap64 Exhibition |
| Traralgon South | Latrobe C131latr Isio-foMap86 Exhibition Latrobe C131latr Isio-foMap101 Exhibition Latrobe C131latr Isio-foMap102 Exhibition | Latrobe C131latr d-Isio-foMap86 Exhibition Latrobe C131latr d-Isio-foMap101 Exhibition Latrobe C131latr d-Isio-foMap102 Exhibition |
| Tyers | Latrobe C131latr Isio-foMap14 Exhibition Latrobe C131latr Isio-foMap15 Exhibition | Latrobe C131latr d-Isio-foMap14 Exhibition Latrobe C131latr d-Isio-foMap15 Exhibition |

| | | |
|----------------|---|---|
| | Latrobe C131latr Isio-foMap43 Exhibition | Latrobe C131latr d-Isio-foMap43 Exhibition |
| | Latrobe C131latr Isio-foMap44 Exhibition | Latrobe C131latr d-Isio-foMap44 Exhibition |
| Yallourn | Latrobe C131latr Isio-foMap37 Exhibition | Latrobe C131latr d-Isio-foMap37 Exhibition |
| | Latrobe C131latr Isio-foMap38 Exhibition | Latrobe C131latr d-Isio-foMap38 Exhibition |
| | Latrobe C131latr Isio-foMap41 Exhibition | Latrobe C131latr d-Isio-foMap41 Exhibition |
| | Latrobe C131latr Isio-foMap43 Exhibition | Latrobe C131latr d-Isio-foMap69 Exhibition |
| | Latrobe C131latr Isio-foMap69 Exhibition | |
| Yallourn North | Latrobe C131latr Isio-foMap37 Exhibition | Latrobe C131latr d-Isio-foMap37 Exhibition |
| | Latrobe C131latr Isio-foMap38 Exhibition | Latrobe C131latr d-Isio-foMap38 Exhibition |
| | Latrobe C131latr Isio-foMap40 Exhibition | Latrobe C131latr d-Isio-foMap41 Exhibition |
| | Latrobe C131latr Isio-foMap41 Exhibition | Latrobe C131latr d-Isio-foMap42 Exhibition |
| | Latrobe C131latr Isio-foMap43 Exhibition | Latrobe C131latr d-Isio-foMap43 Exhibition |



Department of Transport

Submission 1

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120 Kay Street
Traralgon, VIC 3844 Australia
Telephone: [REDACTED]
www.transport.vic.gov.au
DX 219286

Ref: DOC/22/14917

Latrobe City Council
Attention: Strategic Planning Department
PO Box 264
MORWELL VIC 3840

To the Strategic Planning Department

LATROBE PSA C131 – FLOOD MAPPING UPDATE

This letter is in response to the exhibition of Latrobe Planning Scheme Amendment C131 which proposes to update flood controls based on modelling from the *Latrobe River Flood Study* (2015) and the *Traralgon Flood Study* (2016).

The Department of Transport has no objection to the proposed amendment.

Yours sincerely

[REDACTED]
Manager Transport Integration | Gippsland

07 / 02 / 2022

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Hello [REDACTED]

SGSC has no objection to the amendment. Thanks for letting us know.

Regards



[REDACTED]
Strategic Planning Coordinator

South Gippsland Shire Council | 9 Smith Street (Private Bag 4) Leongatha VIC 3953

P: [REDACTED] | [REDACTED] | M: [REDACTED] | [website](#) | [facebook](#)

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Submitted on Wed, 2022-02-16 15:31

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Your Submission

My submission is

I believe that the flooding in my area is due to lack of on going maintenance to the storm water pipes through out the Glengarry area.

With this in mind and after much work to clear this problem (clean and removal of tree roots etc.) I believe that this area should not be on this Amendment C131. I strongly feel this is a councils quick way of not taking responsibility for the storm water issues in this area .

Thank you

[REDACTED]

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Attention: Strategic Planning Latrobe City Council

RE: Amendment C131 (FLOOD OVERLAYS)

We strongly object to the placement of any type of Flood Overlay over the property

██ as shown on the proposed Planning Scheme Map insert 67LSIO-FO.

The information provided to the Public shows no impact to our property under the information detailed in the Latrobe Flood Study (2015) and the Traralgon Flood Study (2016) in either the 100 year or 200 year flood maps.

We have had discussions with the West Gippsland Water Catchment Authority and have been provided Modelling Maps. These Maps are modelling only with significant flaws in the data shown.

The Amendment not only places new overlays, it also removes old overlays as detailed.

No physical evidence has been provided to justify the proposed decision by the Latrobe City Strategic Planning Group.

Latrobe Shire had failed to provide all relevant data to the public for viewing in regards to the proposed Amendment as per the e-mail sent by our son ██ to ██ on the 8/2/2022.

In fact the Latrobe City Offices would be approximately 90 metres under water if the Latrobe or Moe Rivers were to flood the lowest point of our property!

We strongly believe any water flow issues associated with the tributaries that run through the Moe Residential area via our Primary Production property of 60 years are due to lack of Maintenance and Planning by the Latrobe City since the area has been developed for Residential Housing.

We request a response in writing from the Latrobe City Strategic Planning Group by the 7th March stating that the proposed LSIO will be removed from the property.

If the Latrobe City does not withdraw its proposal as requested we will unfortunately be left with no other option but too have the matter resolved by others on our behalf.

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED]
Subject: FW: FW: [REDACTED]
Date: Tuesday, 16 August 2022 11:52:54 AM

From: [REDACTED]
Sent: Monday, 15 August 2022 8:47 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: FW: [REDACTED]

Hi [REDACTED],

Thank you for your email.

[REDACTED] the project manager for Amendment C131 is back on board at Council and she will therefore handle any enquiries you have from here.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



Please note my working hours are as follows:

Monday and Tuesday from 7.00am to 8.15am and 8.45am to 4.00pm
Wednesday from 7.00am to 8.15am and 8.45am to 3.00pm
Thursday and Friday from 7.00am to 8.15am and 8.45am to 4.00pm

From: [REDACTED]
Sent: Monday, 15 August 2022 8:10 AM
To: [REDACTED]
Subject: Re: FW: [REDACTED]

Hi [REDACTED]

Sorry for the late reply but also thank you for the information from the WGCMA.

I totally dispute their information it is all modelling and to guess where the actual tributaries flow using this modeling and satellite footage to impose such planning restrictions is disgusting.

They have sort no real physical data nor have they consulted the land owner about the flows of water over the property.

Water flows on this property are not impeded in anyway until the water hits the [REDACTED].

Water does not pool on this property due to the significant difference in RL levels across the property.

This is the area at which all Tributary flows though our property exit to the North.

For over 6 months I have been trying to get the Latrobe Shire to complete significant drainage works in this easement area.

I have shown an Engineer the issue and two drainage works supervisors in that time and they did not even know it existed nor was it on the Shires routine works list (It will now be added as indicated by the Latrobe Shire Engineer).

I have been at this property for 7 years now and know nothing has been done at all in this area until the last few weeks.

Three pipes have been cleaned out, two of which were so overgrown they couldn't be seen. No overgrown vegetation has been removed.

The lack of maintenance on this easement is creating damming at the boundary fence line as the water can not travel through this area efficiently during high rainfall events.

So once again the WGCMA assessment is incorrect failure to adequately manage drainage areas is a factor.

A Major Gas Pipeline asset is at risk that runs along the affected fence line due to the pooling of water stopped at the fence line.

We have notified the Asset owner of this situation.

Inadequate drainage systems and overgrown vegetation in the Easement area need to be rectified immediately to allow adequate water flows and prevent possible damage to property and Major Assets.

I as the Manager of my parents property this has been an extremely frustrating, time consuming and stressful process in attempting to resolve this issue.

Kind Regards

[Redacted signature]

----- Original Message -----

From: [Redacted]
[Redacted]
Monday, 27 Jun, 2022 At 2:23 PM
Subject: FW: [Redacted]

Hi [Redacted]

As promised, I asked the WGCMA to review the submission and the site. Please see their response below.

Kind regards

[Redacted signature]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840

--

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Wednesday from 7.00am to 8.15am and 8.45am to 3.00pm
Thursday and Friday from 7.00am to 8.15am and 8.45am to 4.00pm

From: [REDACTED]

Sent: Thursday, 23 June 2022 9:27 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: [REDACTED]

OFFICIAL

Hi [REDACTED]

Please see below response to [REDACTED] submission including a summary of the flood modelling.

The Traralgon Flood Study and Latrobe Flood Study focused on Traralgon and The Latrobe River Floodplain respectively. The subject property was not included in this modelling which is why they don't show mapping for this property. Although they are the two key studies underpinning the amendment, they are not the source for all flood extents included in the Amendment. Mapping produced from other flood modelling was also included.

The mapping for this property was produced from flood modelling undertaken by the WGCMA.

The way this property experiences flooding during periods of high rainfall is the rain sheets-off the hills located on the property and adjoining catchment at shallow depths and then collects in the overland flow paths within the properties, then flows downstream, and further north until it reaches the Latrobe River. The model is not suggesting that the entirety of Moe would be flooded during a 1% AEP flood event just because it is all lower than the lowest point on the property.

The results produced by the model for this property and the associated proposed LSIO would not be impacted by drainage maintenance issues or the nearby residential development.

The WGCMA has conducted a review of the modelling and tributary location for the property. The location of the tributaries and the LSIO extent is in-line with the land elevation data and the aerial imagery data available to us.

Please let me know if you require anything further from us.

Thanks

[REDACTED]
Senior Planning Officer - West Gippsland Catchment Management Authority

PO Box 1374 Traralgon VIC 3844

[REDACTED]
www.wgcma.vic.gov.au Stay informed, [sign up to our mailing list](#).

West Gippsland Catchment Management Authority, 16 Hotham Street Traralgon and Corner Young
& Bair Streets Leongatha | PO Box 1374 Traralgon 3844 | 1300 094 262 for standard call cost | westgippy@wgcm.vic.gov.au |
www.wgcm.vic.gov.au

From: [REDACTED]
Sent: Monday, 20 June 2022 2:42 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED]

Hi [REDACTED]

I've just had [REDACTED] on the phone enquiring about his father's property (see submission attached).

He is concerned that the location of tributaries and the modelling is incorrect. Can you please confirm whether this is the case or not for the site?

[REDACTED] said he had spoken to [REDACTED] in the past, but I wasn't a party to the discussions.

Cheers

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840

--

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Thursday and Friday from 7.00am to 8.15am and 8.45am to 4.00pm

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Latrobe City Council
P.O. Box 264
Morwell 3840 Victoria Australia

www.latrobe.vic.gov.au

From: [REDACTED]
To: [REDACTED]
Subject: AMENDMENT C131 – WRITTEN SUBMISSION Somerville
Date: Saturday, 25 November 2023 8:43:49 PM

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Re: [REDACTED]

To whom it concerns,

We withdraw our Objection to Amendment C131 sent on 20th February 2022.

On the condition that the proposed Flood overlays over the above property have been removed permanently.

[REDACTED]

[REDACTED]

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Just wanting to chase up some information following Monday's zoom meeting with [REDACTED] and ourselves relating to stormwater. [REDACTED] indicated that [REDACTED] inundation issue was not flood/inundation from the Traralgon Creek but related to stormwater and runoffs during certain weather events. It is my understanding Latrobe City Council (LCC) is responsible for the stormwater and runoff infrastructure so can you please provide answers to the following.

1. Does LCC [REDACTED] as having any issues with stormwater or runoff? Whether relating to insufficient infrastructure, the amount of water involved or time the inundation issue takes to dissipate?
2. Does LCC have any reports or photographs taken of [REDACTED] during times of inundation issue occurring? If so, can I please request copies?
3. What level of due diligence did LCC apply to Water Technologies reports to which Amendment C131 is based that its findings on flash flooding or stormwater inundation is correct?
4. With the issue having been identified what actions or plans have LCC undertaken to mitigate or eliminate these since [REDACTED] development completion (approx. 2005), and Amendment C131 report R05 was published in 2016?
5. Can you please supply details of contour line reference close to our property [REDACTED] [REDACTED] that can be used for height measurement reference?

As I cannot work on my submission to Amendment C131 full time and having other commitments, is it possible to request LCC for an extension to submission deadline, noting LCC has had almost 6 years to prepare amendment?

I would greatly appreciate your prompt feedback to these questions and requests. Thanks again for your assistance.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

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██████████

With regard to Amendment C131, I believe the suggestion by Latrobe City Council (LCC) ██████████ or any property therein has ever been or is susceptible to impact by flood or inundation (as defined in amendment documents) from Traralgon Creek is incorrect. Amendment C131 Map No 49LSIO-FO shows the proposed overlay for ██████████ as separated from the Traralgon Creek floodplain. ██████████ is also located well above the height of the creek with many properties lower in elevation and closer to the creek not subjected to overlays.

During our meeting with Ben Proctor on the 14th of February, I asked how flood and inundation could possibly occur at ██████████ considering this separation and lack of flow path. Ben, indicated that ██████████ issue was not flood or inundation related, but issues due to stormwater and movement of that water. LCC's Amendment C131 is based entirely on the computer generated "best guess" modelling of the "Traralgon Flood Study - Summary Report" regarding flooding and inundation specifically from Traralgon Creek. The report's findings and recommendations do not reference or consider stormwater, flash flooding, or their resulting overland flows in the Traralgon urban area. Refer Flood Report, section 3.3 page 17, also in the [Latrobe Planning Scheme Amendment C131 Explanatory Report](#), and the [West Gippsland Floodplain Management Strategy 2018-2027](#). In 17 years of living at ██████████ we have never witnessed or been impacted by stormwater or any resulting movement of that water. Stormwater infrastructure in ██████████ has proven to be capable and appropriate in evacuating stormwater, including during recent severe record rain events of 2021. The Traralgon Creek Flood Study Report overlay recommendations are based on computer modelling of a 1% AEP flooding event of the Traralgon Creek. Stormwater was not considered in the report and its modelling. From the report "flash flooding as a result of stormwater issues that were not covered within the scope of this project."

My concern extends to the validity of all amendments arising to overlays, particularly within Traralgon, related to stormwater, as the scope of Traralgon Flood Study did not extend to stormwater issues.

The Traralgon Flood Study report does not support the application of Amendment C131 to overlay a LSIO on the identified areas of ██████████. My research and discussions with both the LCC & WGCMA representatives have not resulted in either party providing additional evidence to support the application of the amendment to ██████████. Therefore, the application of Amendment C131 to Jazmine Court should be removed.

I am yet to receive a reply to my email dated 16th February, regarding the stormwater issues that WGCMA & LCC believe impact ██████████. While there is no evidence stormwater issues exist I would still be interested in LCC's response to my questions.

I look forward to your prompt reply to the information raised and presented in this email and would again request more time be offered for submissions to Amendment C131.

Regards

██████████

██████████

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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Latrobe City Council
Attention: Strategic Planning Department
PO Box 264, Morwell VIC 3840

Submission to proposed Amendment C131 – Flood Overlays

My name is [REDACTED] own the property at [REDACTED] [REDACTED]. We have owned this property since 2005 (17 years) and building a home that was completed early 2006. I have lived in or around Traralgon my entire life and very aware of the fact Traralgon Creek floods and the impacts these events have in some areas of Traralgon. When purchasing the property, it was important for us that the property would never become impacted by flood or inundation caused by flooding of the Traralgon Creek. We also considered the fact that our property was located on the western side of Traralgon Creek, considered the “higher side” with no urban residential area flood impact. Our property is also located a reasonable distance from Traralgon Creek. At [REDACTED] we have invested heavily in our home on these facts.

Latrobe City Council (LCC) now proposes to amend the planning scheme and apply a ‘Land Subject to Inundation Overlay’ (LSIO) on several properties in [REDACTED] area including ours (Amendment C131atr MAP No 49LSIO-FO). The suggestion by LCC that [REDACTED] or any property therein is susceptible to impact by flood or inundation (as defined in amendment documents) from Traralgon Creek is completely wrong and based on inaccurate modelling. From this submission I wish to object to Amendment C131 (C131) and its overlays on the grounds of inaccurate modelling, incorrect application of LSIO to area, and LCC’s incorrect design flood extents determination. LCC’s Amendment C131 overlays are inconsistent, erroneous and not representative of fact or evidence. It is because of this C131 overlay should be removed from our property and that of the [REDACTED] area.

This submission will have 2 parts and only consider the [REDACTED], Traralgon area. Part 1 will be objecting to Amendment C131 based on information received from LCC and West Gippsland Catchment Management Authority’s (WGCMA) representatives that issue in our area is stormwater related. Part 2 will be objecting to Amendment C131, based on LCC’s view that [REDACTED] is impacted by flood and inundation from Traralgon Creek.

Part 1 – Stormwater?

1.1/ During a meeting with [REDACTED] on 14th February, I asked how flood and inundation could possibly occur at [REDACTED] considering a separation of flow path from Traralgon Creek and area is outside floodplain. It was indicated that [REDACTED] issue was not flood or inundation from Traralgon Creek, but issues with stormwater. LCC's C131 is based entirely on the computer generated "best guess" modelling of Water Technology's Traralgon Flood Study - Summary Report 2016 (referred to as 'Study' in this submission) regarding flood and inundation specifically from Traralgon Creek. Study's findings and recommendations do not reference or consider stormwater, flash flooding, or their resultant overland flows in the Traralgon urban area. Refer Study, section 3.3 page 17, also [Latrobe Planning Scheme Amendment C131 Explanatory Report](#) (Explanatory Report) (LCC, 2022) and [West Gippsland Floodplain Management Strategy 2018-2027](#) (WGCMA, 2017). In the 17 years we have lived at [REDACTED] we have never witnessed or been impacted by stormwater or any resulting movement of that water. Stormwater infrastructure in [REDACTED] it has proven to be capable and appropriate in evacuating stormwater, including during recent severe record rain events of 2021. The Traralgon Creek Flood Study draft overlay extents are based on computer modelling of a 1% AEP flood event of the Traralgon Creek, not stormwater. Urban catchment water was referenced in Study but did not cover impacts caused by urban stormwater. "Flash flooding as a result of stormwater issues that were not covered within the scope of this project", (Study Final report, 2016). Only supporting information LCC has provided supporting C131 is a Study based on flood of Traralgon Creek. Therefore, if issue is stormwater and not flood, C131 overlays cannot apply. LCC has provided no information of how or why stormwater has resulted in justifying Amendment C131 overlays.

1.2/ If [REDACTED] issue were stormwater related, the "Land Subject to Inundation Overlay" (LSIO) for which LCC wants to apply to our property and general [REDACTED] cannot apply. This area does not fit within the definition and requirements of a LSIO. LSIO "represents the fringe of the floodplain" (LCC, 2022) and [REDACTED] is neither within nor on the fringe of Traralgon Creek floodplain.

1.3/ Development of [REDACTED] was part of a very recent land development. As such stormwater system was designed according to latest standards and guides. If there was an issue with stormwater in area, I'm sure it would have been reported. I sought further information from LCC about stormwater issues around [REDACTED] but never received a response. I was disappointed at LCC's unwillingness to provide supportive information. LCC failed to provide any information validating their claims that the [REDACTED] area has stormwater issues.

1.4/ During the consultation process for the Study, "there were several responses from community members, however the main issues were associated with flash flooding as a result of stormwater" (Study Final Report, 2016). There is no reference or documentation of these community responses. What evidence does LCC have that there is an issue with stormwater in [REDACTED] area?

1.5/ Why does Amendment C131 not apply LSIO's to known areas of Traralgon regularly impacted by stormwater? Properties in Grammar Drive and Crestmont Court are regularly impacted by stormwater during heavy rainfall events to the extent occupants are having to relocate while repairs are made. October 14, 2021 was latest event to impact these areas. Following photograph of [REDACTED] shows stormwater flooding from this event. Why will [REDACTED] not have LSIO applied, despite evidence an issue exists? Is this because [REDACTED] is not within Traralgon Creek catchment area? [REDACTED] no issues or evidence of impact from stormwater but will have LSIO applied. LCC's Amendment C131 overlays appear arbitrary, inconsistent, and discriminatory in their application.



[REDACTED]

My concern extends to the validity of all Amendment C131 overlays, particularly within Traralgon, related to stormwater, as the scope of Traralgon Flood Study did not include stormwater issues. The Traralgon Flood Study then does not support the application of Amendment C131 overlays on areas around [REDACTED]. Definitions of FO & LSIO do not support their use outside of mainstream flood areas. Amendment C131 overlays are being applied incorrectly and inconsistently. My research and discussions with both the LCC & WGCMA representatives have not resulted in either party providing additional evidence to support the application of the amendment to the [REDACTED] area. Therefore, Amendment C131 application of a LSIO to our property and [REDACTED] area must be removed.

Part 2 – Flood?

2.1/ With the Study using a 1% AEP flood model, a revised draft FO & LSIO extents (Figure 5-1) was prepared for LCC. Areas in and around [REDACTED] subjected to LCC's proposed overlays are not within Study's draft FO & LSIO extents. Why do LCC's C131 FO & LSIO extents not reflect Study's FO & LSIO extents? LCC is again not forthcoming in providing any information to justify or explain this difference. What is LCC's FO & LSIO extents based on, and why the decision not to use draft FO & LSIO extents recommendations of Study?

2.2/ I have genuine concern with Traralgon Flood Study – Summary Report and the due process taken in its approval and sign off. I fail to understand why a study using extensive assumptions in its modelling, and “considerable engineering judgement” (Study Final Report, 2016) to generate recommendations that were not subjected to peer or stakeholder review. An employee of Water Technology, the company commissioned to produce Study, is same person who authored, reviewed, and approved the Study's reports. Not only the final revision, but all previous revisions. I cannot ever recall having seen this in my career on a study this complex. This appears to illustrate a lack of transparency and due diligence towards ensuring discussion and accuracy of the information presented in Study.

2.3/ Traralgon Flood Study – Summary Report 2016 underpinning LCC's Amendment C131 flood and inundation overlays has not received proper community consultation. Final community meeting regarding Study was held on the 29th of September 2015 with Final Report issued 27th May 2016. That's 6 ½ years since last community consultation. We, like many owners in area did not participate in 2014 flood study project because our properties are outside of the mainstream floodplain with no risk of impact from flood. There was no reason for us to participate in this project. Owners of effected property were never given opportunity to provide feedback to Study's Final Report modelling and assertions, as to their accuracy. LCC's Amendment C131 has not been implemented in a timely manner by any standard. If there has been any consultation or progress during this 6+ year hiatus, LCC has provided no information supporting this.

2.4/ In 2015 four Traralgon Creek flood mitigation options were presented to LCC recommending further consideration. What further consideration has LCC conducted on these options? Has LCC implemented any of these in the past 7 years? If any flood mitigation measures have been implemented during this time, modelling used in Study may no longer apply. Further information LCC has not been forthcoming in providing to justify Amendment C131.

2.5/ Traralgon Flood Study – Summary Report states that historical flood information from the “general public (including photos and anecdotal evidence) was also collated” (Study Final Report, 2016). I was unable to find information of this type on LCC's Amendment C131 [webpage](#) or exhibition documents at LCC's Traralgon service centre. There is no documented evidence relating to flood impact in [REDACTED] [REDACTED] I searched hundreds of sites online for any evidence of flood impact in or around [REDACTED]. I found none. No photos, video, or reports of flood in [REDACTED] [REDACTED] I did find photos however showing [REDACTED] completely unaffected by

flood or inundation during past flood events including photo in item 2.9 of this submission.

2.6/ Traralgon Flood Study – Summary Report Table 4-5 lists the various flood class events, and resultant consequences. [REDACTED] and other streets in immediate area are not mentioned as being impacted by any flood class event up to a 0.5% AEP event. This is despite C131 MAP No 49LSIO-FO showing impacted areas surrounding [REDACTED] as quite significant. Is the consequence of [REDACTED] inundation not mentioned in Study because it does not flood in this area? Information provided by LCC is inconsistent.

2.7/ Elevation above sea level of [REDACTED] and surrounds is such that it will not be impacted by mainstream flood or inundation from Traralgon Creek during a 1% AEP design flood event. Survey marks in area reveal [REDACTED] AHD elevation at between 37 & 39m. LCC therefore believes that when [REDACTED] is inundated with up to 250mm of flood water, properties on [REDACTED] (AHD 35m) are 2-4m underwater. Properties on [REDACTED] (AHD 32m) are under 5-7m of flood water. Properties at these addresses will not have a FO or LSIO applied under Amendment C131. LCC's acceptance that [REDACTED] is impacted by mainstream flooding is frustratingly inconsistent with these facts.

2.8/ There are numerous examples where C131 overlays will either not apply or are reduced in size, in areas well known to be impacted by flood and inundation. An example of this inconsistency and double standard is shown in following photograph. This property (highlighted in map below) will have a proposed FO & LSIO applying to a fraction of its property area. Further, these highlighted properties will have had area of FO & LSIO significantly reduced from current overlays. Photo was taken from north-east corner of the property during the June 2021 flood event. How can [REDACTED] area with no history of flood or inundation have large FO & LSIO areas applied, while properties with a regular history of flood inundation are having overlay areas reduced or removed? LCC's proposed C131 LSIO applying to [REDACTED] area is inconsistent, arbitrary, and discriminatory.



June 2021 [REDACTED]. Amendment C131 showing minimal possible impact to property by flood or inundation???. Source: Latrobe Valley Express, 2021. C131 MAP No 50LSIO-FO, 2022.

2.9/ A [video](#) from Water Technology's YouTube channel, shows an animation of the June 2012 flood event using the Study's modelling method. It shows that during this event [REDACTED] and surrounding areas were completely inundated. Again, this assertion is false and not backed by any fact or evidence of that time. With the modelling animation determining [REDACTED] inundated by flood water during this event, the aerial photograph below depicts a very different factual truth.



2012 flood event [REDACTED]. (Source: WGCMA)

2.10/ A second [video](#) produced by Water Technology available from the WGCMA website, again using Study's modelling in an animation of a 1% AEP flood event of Traralgon Creek. The video references design flood flow and time. At the 20hr mark water flow at Traralgon gauge is approximately 20m³/s, and the animation shows [REDACTED] and surrounds inundated with up to 250mm of flood water. A flow rate of 20m³/s represents a Traralgon Creek @ Traralgon gauge height of approximately between 1.5 & 2m. This is well below minor flood level of 3.5m (Study Report, 2016). At this level Traralgon Creek would have barely overtopped its banks if at all. Events where Traralgon Creek has reached this gauge height would have resulted in [REDACTED] inundated by flood water no fewer than 6 times in past 12 months. This animation affirming LCC's opinion of inundation around [REDACTED] is false.

2.11/ Traralgon Flood Study – Summary Report identifies the “largest flood on record” as the flood event of September 1993. The following photograph of this 1% AEP event shows highlighted in red the location of [REDACTED] and our property. It is not flooded as LCC believes is the case during an event of this class. Interestingly LCC has since permitted building of homes in some areas shown in this photo to be covered in flood water. Why doesn't Amendment C131 overlays apply to these areas? Inconsistent and arbitrary application of overlays? This is actual evidence of a 1% AEP flooding event and not a hypothetical simulation. The photo clearly shows the area of [REDACTED] is not impacted by inundation during 1% AEP events.



1993 Largest flood on record. 1% AEP event.
Red area is location of [REDACTED] No impact from flood or inundation. (Source: J Symes)

2.12/ 10th of June 2021 saw a major flood event impact Traralgon. This event has been compared to a 1% AEP for many reasons. Peaking at 5.76m it was the largest since 1993. This event was arguably the largest ever, due to amount of damage caused, cost of clean-up, emergency response, and Government support provided in the wake of the event. The peak of flooding was around 7:30am and stayed above major flood level till about 3pm. From Study's modelling at these levels, LCC believes [REDACTED] and surrounding areas will be inundated by flood water. Photo on right (Source: S Borg) was taken during peak flood level at 1:45pm. This was most probably the same time that VicSES rescue boats were traversing several Traralgon streets inundated by flood water. Photographic evidence there is no flood inundation in [REDACTED] during these flood events.



2.13/ My submission email includes an attachment of a survey I undertook of [REDACTED] property owners who will be affected by Amendment C131 overlays. Survey asked whether residents had ever witnessed or were ever impacted by flood in [REDACTED]. The unanimous answer was NO, and all conveyed their disbelief in the "ridiculous" suggestion by LCC that [REDACTED] area is impacted by flood from Traralgon Creek.

Stormwater or mainstream flooding does not occur in the [REDACTED] area. Depending on whichever view LCC decides is applicable to our area the information LCC has provided property owners supporting their decision is both deficient and incorrect. Application of C131 planning overlays by LCC is extremely inconsistent and unjustified. In either scenario LCC has not considered factual evidence, and instead relies entirely on a computer model that was never subjected to proper verification or authentication of its accuracy. Therefore, proposed Amendment C131 overlays should be removed from our property and the [REDACTED] area. I welcome the opportunity to discuss items and information presented in this submission further with LCC.

Regards

[REDACTED]

[REDACTED]

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

From: [REDACTED]
Sent: Wed, 22 Jun 2022 14:05:27 +1000
To: [REDACTED]
Subject: Re: FW: Amendment C131 (Flood Overlays Update) - update
Attachments: image004.jpg

Hi [REDACTED]

In your email dated 17th June 2022, you state “Traralgon Creek Flood Study identified a number of stormwater overland flow paths across the urban area of Traralgon”. Can you please inform me where exactly these overland paths are discussed and identified in the report that ratepayers of effected properties were provided as part of Amendment C131 documentation? I am of the understanding that stormwater systems including overland flow paths and flooding that may result from these systems, are the responsibility of Latrobe City Council alone. Despite this LCC applied an LSIO to the [REDACTED] that is clearly outside of both current and proposed 1% AEP flood extents (DFE). Can you add any comment to this?

We are happy with the removal of our property from proposed LSIO for many reasons, including the WGCMA determining findings of Traralgon Creek Flood Study contained flaws and errors, as inferred by your email.

I am concerned with the statement that WGCMA, and therefore LCC, “are not prepared to say there is no flood risk at this location”. This implies that LCC will continue working (in addition to the 6+ years already taken on issue) to apply flood overlays to this location. The fact that LCC will not consider updating SES flood mapping of this location despite having no flood overlays and is outside 1% AEP flood extent zone, further reinforces this view.

In my submission there are 18 items identified in relation to newly proposed flood overlays of Amendment C131. Answers sought from LCC in your email has failed to recognise the majority of these. LCC’s updated flood mapping still shows flood overlays in the [REDACTED] area that in my opinion are incorrect. I understand that some items within my submission may now be invalid due to my individual property no longer having a proposed flood overlay. However, some items I believe still apply and are relevant to the application and accuracy of Amendment C131 in general. If LCC is unwilling to provide an explanation to all items within my submission, I am unable to withdraw my submission. This is not what I wanted but remain hopeful explanations may be provided in future.

Regards
[REDACTED]

On Fri, 17 June 2022, 15:39 [REDACTED] wrote:

Good afternoon [REDACTED],

Aaron has passed your enquiry on to me.

The flood mapping in the vicinity of [REDACTED] was developed from the 2016 Traralgon Creek Flood Study.

The Traralgon Creek Flood Study identified a number of stormwater overland flow paths across the urban area of Traralgon that would contribute flow to Traralgon Creek.

Identification of these stormwater overland flow paths required modelling of the contributing catchment and then application of this catchment flow to the hydraulic model.

On receipt of your submission the WGCMA reviewed the modelling techniques used and determined that the way the catchment inflows were applied to the hydraulic model was not sufficiently detailed in this instance. The reason for this was the large catchment flow was applied to a single point rather than being applied across the hydraulic model as smaller dispersed points as would occur in reality.

While the WGCMA is not comfortable with the technique used to model the stormwater inflow in this instance it doesn't mean that there is no flood risk at this location. Given this the WGCMA is happy to support the removal of this area from the LSIO but we are not prepared to say there is no flood risk at this location and as such we do not recommend making any changes to the mapping that the SES utilise in times of emergency.

I believe you have discussed this matter with Adam at the WGCMA. Following these discussions and emails, can you please confirm how you wish to proceed with your submission?

Many thanks

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840




Please note my working hours are as follows:

Monday and Tuesday from 7.00am to 8.15am and 8.45am to 4.00pm

Wednesday from 7.00am to 8.15am and 8.45am to 3.00pm

Thursday and Friday from 7.00am to 8.15am and 8.45am to 4.00pm

From: [REDACTED]
Sent: Wednesday, 15 June 2022 2:41 PM
To: [REDACTED]
Subject: Re: Amendment C131 (Flood Overlays Update) - update

Hi [REDACTED]

I was very pleased to receive your email informing me “common sense” has prevailed with regard to the unjustified designation of LSIO to our property under Amendment C131. However, I am very frustrated and angered by the process used by LCC in their attempt to approve this amendment without any valid justification or reasoning given to effected land owners, despite the six years LCC have had creating Amendment C131.

Regarding my submission, and our property no longer impacted by Amendment C131, I am happy to withdraw my submission if LCC will provides me specific and detailed written answer to why this change has occurred and information leading to this decision. As a ratepayer and effected property owner I am entitled to this information for future record

should LCC attempt any future flood overlay changes. I would also like confirmation from LCC that they immediately inform and update applicable Victorian emergency services of the incorrect information provided to them, and currently on public record concerning Traralgon Creek flood extents.

Your prompt response to this will be appreciated.

Thanks

[REDACTED]

On Wed, 15 June 2022, 11:00 [REDACTED], [REDACTED] wrote:

Hi [REDACTED]

The WGCMA have provided us with their updated mapping. The overlays now proposed under the proposed Amendment C131 – Flood Overlays Update, are shown in orange (Floodway overlay) and yellow (Land Subject to Inundation Overlay) in the maps attached below. As you can see, your property (shown in red highlight) has been removed from the proposed flood overlays area.

Given the changes to the mapping and impacts on your property, can please confirm whether you wish to proceed with your submission objecting to the amendment, or if you are satisfied with this outcome and wish to withdraw your submission?

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

P 1300 367 700

W www.latrobe.vic.gov.au

PO Box 264, Morwell 3840

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From: [REDACTED]
Subject: FW: Re: FW: Amendment C131 (Flood Overlays Update) - update
Date: Tuesday, 4 October 2022 9:26:08 AM
Attachments: [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



From: [REDACTED]
Sent: Monday, 3 October 2022 4:50 PM
To: [REDACTED]; [REDACTED]
[REDACTED] s [REDACTED]
Subject: Re: Re: FW: Amendment C131 (Flood Overlays Update) - update

⚠ EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe. ⚠

Good afternoon

We have just received our home insurance renewal notice and not surprisingly the premium has increased. We are aware of the current cost increases across the board in general, but our premium for the coming year has increased significantly. As expected, I contacted our insurance provider for an explanation and received a general answer about increased risks. Upon asking for more detail they explained the increased risk of bushfire (unlikely as our home is centrally located within a rural city) and FLOOD. Coincidence, maybe?

Property owners affected by Latrobe City Council's (LCC) C131 Amendment have been told on numerous occasions that LCC does not care about any financial impacts ratepayers may incur due to decisions made by the council. I find LCC's position on this unacceptable considering in our case that the C131 amendment LSIO applied to our and other properties in [REDACTED] was found to be unjustified and applied in error. This was detailed in an email I received dated 15th June 2022 containing an updated map that no longer applied an overlay to [REDACTED] properties. Despite this, I find that properties in [REDACTED] according to the latest updated information on LCC's C131 Amendment webpage (1st September 2022) show that an LSIO will apply under this amendment. Further, the Victorian SES Traralgon flood map has [REDACTED] as being impacted by flooding. All this information, despite being incorrect is on the public record and easily accessible to anyone, including home insurance providers.

I have previously expressed my concern to LCC over the incorrect flood map provided to Victorian SES for emergency response, and LCC's response was they do "not support removing this information from the data supplied to the SES and other emergency management agencies" (via email - [REDACTED] LCC, 29th June 2022). The map provided to SES I believe was sourced from the Traralgon Flood Study 2016, which I perceive as having never been peer-reviewed or approved for use. The map supplied to SES shows areas of flooding that are outside both current and C131 amendment proposed flood extents for a 1% AEP event.

In addition, I had contacted the SES about this concern to which I later received a phone call from [REDACTED] on the 27th of July 2022. SES had been in contact with LCC about this and [REDACTED] had called to ask what my concerns were in relation to this matter. We discussed this matter and C131 Amendment in general to which we resolved [REDACTED] would have an LCC SME contact me to discuss in more detail my concerns regarding the implied issue with [REDACTED] were not necessarily mainstream flooding but rather stormwater issues. As per my submission and statement within the Traralgon Flood Study that stormwater impacts "were not covered within the scope" of the study, I believe issues of stormwater and mainstream flooding are completely separate in the context of the C131 Amendment. Despite this I was interested to know what information and evidence LCC had regarding stormwater issues in [REDACTED], knowing that for 17 years I have lived there I have never witnessed or heard of an issue. I

have never been contacted by LCC in regard to this matter.

Can you please explain why map information has not been updated on LCC's C131 Amendment webpage despite there having been many corrections and updates to this page since its creation, the latest being 1st September 2022?

Can I please have from LCC a detailed explanation of its position on why it believes the current SES Traralgon flood map is correct and how areas of flooding were determined and reviewed despite showing several areas being flood impacted that are outside of current and C131 amendment flood extents for a 1% AEP flood event?

Can I assume that the fact I have not been contacted by LCC concerning stormwater issues in Jazmine Court is because, as I suspect, LCC does not have any evidence or information regarding neither the effectiveness of the stormwater system or any reported incidence of stormwater flooding in the area?

I look forward to your prompt reply to these questions.

Regards

[REDACTED]

On Mon, Jul 4, 2022 at 12:16 PM [REDACTED] wrote:

Good morning [REDACTED]

In previous correspondence, I informed Latrobe City Council I would withdraw my submission if and when LCC addressed all items and concerns raised in my submission to Amendment C131. All I have received is information relating to an incorrect report that was never available to affected property owners from the LCC Amendment C131 web page, or on display at LCC service centres during Amendment C131 submission period.

As previously stated I was happy to hear that LCC acknowledges the error in their flood study hydraulic model and has mostly removed the unjustified overlays in the [REDACTED] area. LCC's response appears to be that the issue is with stormwater (still not entirely clear), despite no report being made available as to stormwater issues in the area. As per my submission, the [REDACTED] area is a new residential development that was designed and approved as per current planning design rules with regard to a 1% AEP design event. We purchased our property in this area on this fact.

Having the overlay removed was absolutely the predominant reason for my submission. However, my submission raised many concerns about Amendment C131 including transparency, consultation and due process. The new revision of the amended map still has an area just outside [REDACTED] [REDACTED] as being LSIO. This is incorrect for the same reasons the proposed LSIO within [REDACTED] was incorrect.

I am concerned with LCC's position regarding incorrect mapping supplied to emergency services is justified. This information is on the public record and on public display. Any person or company viewing this information would certainly incorrectly determine that the [REDACTED] area has mainstream flooding issues. This is despite the area being outside both current and Amendment C131 proposed flood extents, and LCC acknowledging the report for which the emergency services map was derived was incorrect. I have contacted the Victorian SES about this and agree with them that they should not be looking at resourcing areas in an emergency that has been incorrectly identified as at risk. From this discussion, I have sent all relevant information I have including correspondence received from LCC regarding this and hope to have a reply shortly on any clarification as to LCC's responsibility on this.

My position has not changed. Address all items and concerns raised in my submission so that I may be able to allow withdrawal.

Kind regards

[REDACTED]

On Wed, Jun 29, 2022 at 2:35 PM [REDACTED] wrote:

Good afternoon [REDACTED]

The 2016 Traralgon Flood Study was a comprehensive investigation into flooding along Traralgon Creek and included 4 technical sub reports that were summarised in the final report presented to the community. Section 1.1 in the Summary Report provides a description of the 4 sub reports including the R03 – Traralgon Flood Study - Hydraulics.

The Traralgon Flood Study - Hydraulics report provides the detailed technical summary describing how the inflows were used in the hydraulic model. Given the highly technical nature of catchment hydrology and hydraulic modelling the intended audience for this report is practitioners rather than the community which is why we produced a summary report at the end of the process. The modelling used to identify the overland flow paths is documented in section 3.5 and 3.6 . Please let me know if you would like a copy of this report.

As stated in our previous response the WGCMA had some concern with how the Stormwater inflow hydrograph was applied to the hydraulic model which lowered the level of confidence we could apply to this mapping and as such the WGCMA was willing to remove [REDACTED] from the proposed LSIO. While the level of confidence in the modelling was not high enough to justify application of the LSIO it is still sufficiently high for the information to be used in emergency management. Given this the WGCMA does not support removing this information from the data supplied to the SES and other emergency management agencies, but does support the land not being included in the overlays proposed as part of Amendment C131.

Give the agreement to remove [REDACTED] form the proposed C131 overlays, would you be satisfied to withdraw your objection to the amendment?

Kind regards



P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



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Monday and Tuesday from 7.00am to 8.15am and 8.45am to 4.00pm
Wednesday from 7.00am to 8.15am and 8.45am to 3.00pm
Thursday and Friday from 7.00am to 8.15am and 8.45am to 4.00pm

From: [REDACTED]
Sent: Wednesday, 22 June 2022 2:06 PM
To: [REDACTED]
Subject: Re: FW: Amendment C131 (Flood Overlays Update) - update

Hi [REDACTED]

In your email dated 17th June 2022, you state “Traralgon Creek Flood Study identified a number of stormwater overland flow paths across the urban area of Traralgon”. Can you please inform me where exactly these overland paths are discussed and identified in the report that ratepayers of effected properties were provided as part of Amendment C131 documentation? I am of the understanding that stormwater systems including overland flow paths and flooding that may result from these systems, are the responsibility of Latrobe City Council alone. Despite this LCC applied an LSIO to the [REDACTED] area that is clearly

outside of both current and proposed 1% AEP flood extents (DFE). Can you add any comment to this?

We are happy with the removal of our property from proposed LSIO for many reasons, including the WGCMA determining findings of Traralgon Creek Flood Study contained flaws and errors, as inferred by your email.

I am concerned with the statement that WGCMA, and therefore LCC, "are not prepared to say there is no flood risk at this location". This implies that LCC will continue working (in addition to the 6+ years already taken on issue) to apply flood overlays to this location. The fact that LCC will not consider updating SES flood mapping of this location despite having no flood overlays and is outside 1% AEP flood extent zone, further reinforces this view.

In my submission there are 18 items identified in relation to newly proposed flood overlays of Amendment C131. Answers sought from LCC in your email has failed to recognise the majority of these. LCC's updated flood mapping still shows flood overlays in the Jazmine Court area that in my opinion are incorrect. I understand that some items within my submission may now be invalid due to my individual property no longer having a proposed flood overlay. However, some items I believe still apply and are relevant to the application and accuracy of Amendment C131 in general. If LCC is unwilling to provide an explanation to all items within my submission, I am unable to withdraw my submission. This is not what I wanted but remain hopeful explanations may be provided in future.

Regards

On Fri, 17 June 2022, 15:39 [REDACTED], [REDACTED] wrote:

Good afternoon [REDACTED]

Aaron has passed your enquiry on to me.

The flood mapping in the vicinity of [REDACTED] was developed from the 2016 Traralgon Creek Flood Study.

The Traralgon Creek Flood Study identified a number of stormwater overland flow paths across the urban area of Traralgon that would contribute flow to Traralgon Creek.

Identification of these stormwater overland flow paths required modelling of the contributing catchment and then application of this catchment flow to the hydraulic model.

On receipt of your submission the WGCMA reviewed the modelling techniques used and determined that the way the catchment inflows were applied to the hydraulic model was not sufficiently detailed in this instance. The reason for this was the large catchment flow was applied to a single point rather than being applied across the hydraulic model as smaller dispersed points as would occur in reality.

While the WGCMA is not comfortable with the technique used to model the stormwater inflow in this instance it doesn't mean that there is no flood risk at this location. Given this the WGCMA is happy to support the removal of this area from the LSIO but we are not prepared to say there is no flood risk at this location and as such we do not recommend making any changes to the mapping that the SES utilise in times of emergency.

I believe you have discussed this matter with Adam at the WGCMA. Following these discussions and

emails, can you please confirm how you wish to proceed with your submission?

Many thanks

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840

--

Please note my working hours are as follows:

Monday and Tuesday from 7.00am to 8.15am and 8.45am to 4.00pm
Wednesday from 7.00am to 8.15am and 8.45am to 3.00pm
Thursday and Friday from 7.00am to 8.15am and 8.45am to 4.00pm

From: [REDACTED]
Sent: Wednesday, 15 June 2022 2:41 PM
To: [REDACTED]
Subject: Re: Amendment C131 (Flood Overlays Update) - update

Hi [REDACTED],

I was very pleased to receive your email informing me “common sense” has prevailed with regard to the unjustified designation of LSIO to our property under Amendment C131. However, I am very frustrated and angered by the process used by LCC in their attempt to approve this amendment without any valid justification or reasoning given to effected land owners, despite the six years LCC have had creating Amendment C131.

Regarding my submission, and our property no longer impacted by Amendment C131, I am happy to withdraw my submission if LCC will provides me specific and detailed written answer to why this change has occurred and information leading to this decision. As a ratepayer and effected property owner I am entitled to this information for future record should LCC attempt any future flood overlay changes. I would also like confirmation from LCC that they immediately inform and update applicable Victorian emergency services of the incorrect information provided to them, and currently on public record concerning Traralgon Creek flood extents.

Your prompt response to this will be appreciated.

Thanks

[REDACTED]

On Wed, 15 June 2022, 11:00 [REDACTED] wrote:

H [REDACTED]

The WGCMA have provided us with their updated mapping. The overlays now proposed under the proposed Amendment C131 – Flood Overlays Update, are shown in orange (Floodway overlay) and yellow (Land Subject to Inundation Overlay) in the maps attached below. As you can see, your property (shown in red highlight) has been removed from the proposed flood overlays area.

Given the changes to the mapping and impacts on your property, can please confirm whether you wish to proceed with your submission objecting to the amendment, or if you are satisfied with this outcome and wish to withdraw your submission?

[Redacted]

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PO Box 264, Morwell 3840
--

Please note my working hours are as follows:

Wednesday to Friday 8.15am – 4.45pm

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Submitted on Thu, 2022-02-17 17:40

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Your Submission

My submission is

Not to support the proposed planning scheme amendment C131 flood overlays. The community of Glengarry over the years has increased in size and during this time there has been no consideration to improving and upgrading the drainage throughout the township or beyond the town boundaries. A number of recent flood events have found our drains unable to cope and it has taken the voices of many within our community to all complain about the same issue for someone to respond and conduct inspections.

Recent inspections have found severe blockages along our drainage infrastructure and removal of tree roots impacting the drains will only be a temporary fix until the gum tree roots return to cause further blockages. Speaking with the people conducting the drain cleaning works, the best solution they can see to our flooding issues and having effective drainage is to remove trees along the easements causing the blockages.

The use of the proposed flood overlays such as the land subject to inundation overlay that is covers approximately 40% of our property, is not the solution to the problem. This is more like the council is saying there is nothing more that can be done due to an overlay and therefore the drains will no longer receive the attention they will actually require for maintenance and upgrading in the future.

The new estates starting to be built upon in Glengarry will also have a significant effect on our drainage as there is no upgrading of our current system and will feed into what is existing, causing yet a greater strain on the aging inferior infrastructure. I feel council needs to allow the estates to be completed and then reassess the town drainage and move forward with recommendations to improve the longevity of our drainage by removal of trees, regular inspections and maintenance before putting blanket flood overlays across the vast majority of Glengarry. Please reconsider amendment C131 and at least allow the town of Glengarry to see if recent works on unblocking our drains has had an effect on the flooding issues we faced in the past.

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Latrobe City Council
Strategic Planning
PO Box 264
Morwell VIC 3840

To whom it may concern,

RE:

I am writing to request the removal of the LSIO mapping proposed for [REDACTED] as part of the C131 Latrobe Planning Scheme amendment (shown on following page).

I was born and raised on this property, and in my lifetime I have never seen water lie on this section of our land, if anything, the south eastern corner of the property would get wet at times, however even this has not been present for a number of years due to some storm water works that were undertaken as part of the adjacent development.

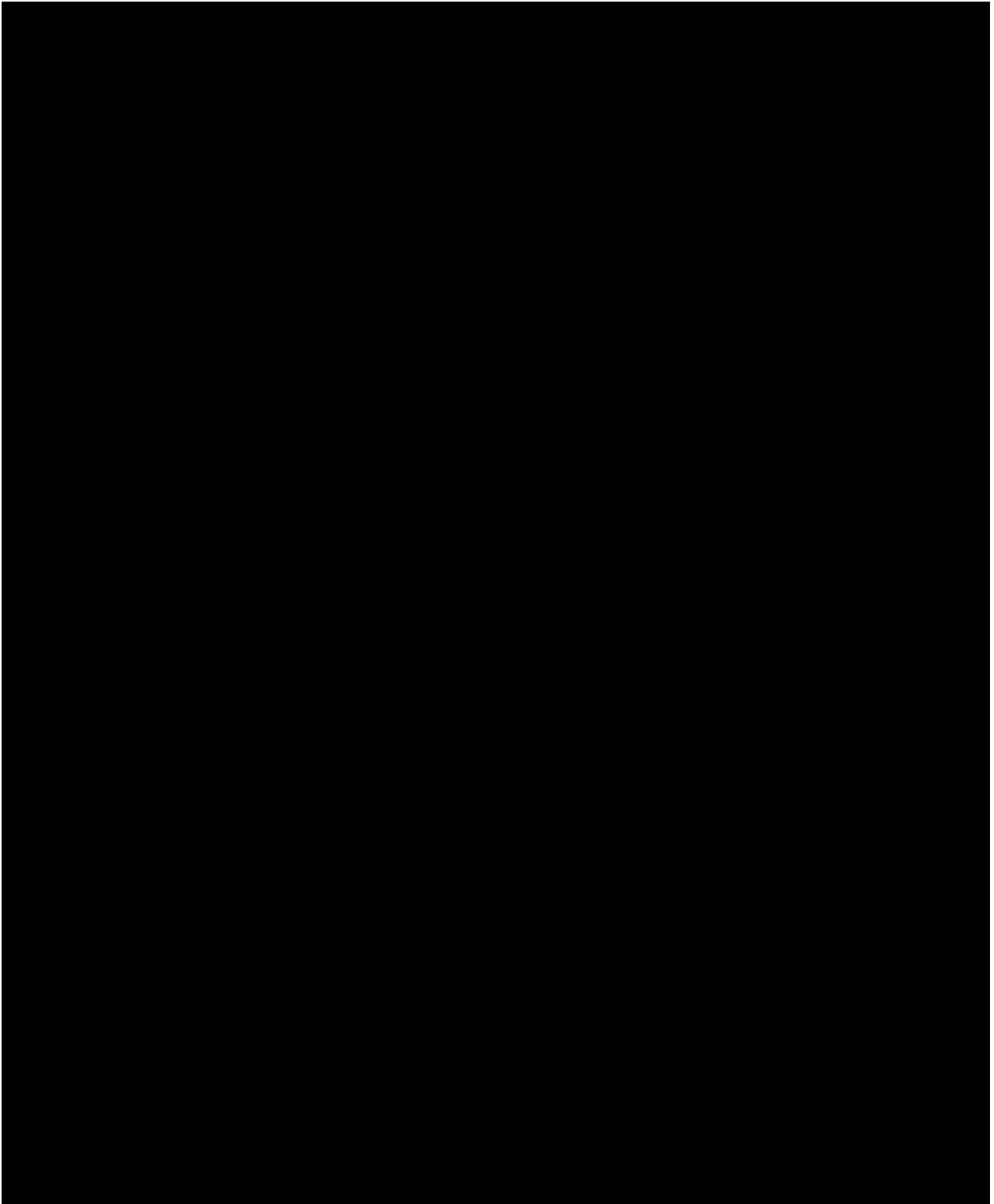
As you would be aware, there is a development plan overlay on this land, with a permit recently approved for subdivision. The land proposed for LSIO in this amendment will affect the lots approved in this process. As there have never been issues at this site with inundation, I do not believe it is fair on future residents of this subdivision to be subjected to any building or insurance restrictions as a result of this inaccurate mapping.

I request that you confirm with myself that this can be removed prior to this amendment being put forward.

I am happy to discuss this further if required.

Regards,

[REDACTED]



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Submitted on Thu, 2022-02-17 21:41

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Confidentiality

Please withhold my name from public documents such as Council reports

Your Submission

My submission is

I object to the Latrobe Planning Scheme, amendment C131 (flood overlays). our property has now been classified under the proposed amendment as a Land subject to Inundation overlay. In the 14 years we have resided at our property, it has only been in the recent 4 months that our property experienced brief minor flooding due to a brief, rare and intense storm. I do not believe that our property or neighbouring properties need to be re-classified as a LSIO or previously known as floodplain area. Especially considering we live across to crown land that could be used as a area to assist with drainage issues. Latrobe needs to review and review and fix their current drainage water systems and water ways , other than re-zone and amend blanket areas of resident land where land owners will be subject to insurance rising, issues with permits and other related costs as a result of a rubbish blanket proposal that heavily affects rate payers. We would of loved to be previously consulted with council, other than receive a letter- with very little information that was highly confusing to read. We were also referred to a website where it took 2 hours to locate and find our property. This was infuriating and time consuming along with very stressful. Getting 6 pages of just numbers referring to amendment maps, gives the rate payer and resident no information. What a waste of paper and my time. Every rate payers time to flick through pages of nothing. I will be making a time to speak to the council planner, as you have left me with 6 pages of no information and I will have to waste further time listening to what this could potentially mean for the resale value of our home and insurance costs. What a joke!!!! Yet the Council is still very happy to re-zone farming land now currently on flood overlay for future residential zones. Appling!!

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From: [REDACTED]
To: [REDACTED]
Subject: RE: Amendment C131 (flood overlays)
Date: Monday, 29 August 2022 1:12:30 PM

Good afternoon [REDACTED],

RE: [REDACTED]

Thank you for your patience in awaiting this reply, please see below my response.

There was an existing wetland on the site which is there to treat the stormwater from the catchment. We have expanded this wetland to improve stormwater quality treatment and enable better maintenance of the site. No new dam walls have been created.

The works were undertaken in consultation with the West Gippsland Catchment Management Authority whom set restrictions on the works to ensure that there were no negative impact to flood flows.





It's likely that by increasing the storage of flood flows in this enlarged wetland there'll be a tiny positive improvement in flood management.

Kind regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



From: [REDACTED]
Sent: Tuesday, 23 August 2022 8:05 PM
To: [REDACTED]
Subject: Amendment C131 (flood overlays)

Hi [REDACTED]

In relation to the new flood overlay affecting the town of Glengarry, can you explain why the council has constructed a dam wall on the crown land accessed via [REDACTED]. Would have a significant impact on run off.

Cheers
[REDACTED]
[REDACTED]

Submission 9B

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From: [REDACTED]
Subject: RE: Amendment C131 (Flood Overlays Update)
Date: Thursday, 25 April 2024 9:41:33 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)
[image008.png](#)

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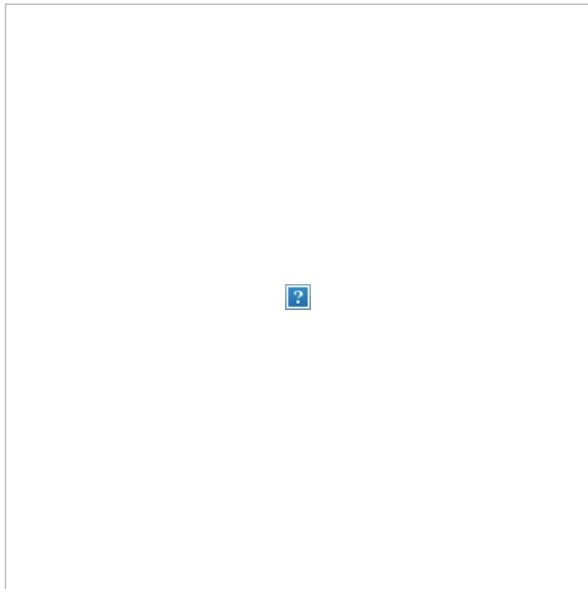
Thank you [REDACTED]
I am satisfied with this, and you can remove my submission.
Thank you
[REDACTED]

From: [REDACTED]
Sent: Wednesday, April 24, 2024 10:34 AM
To: [REDACTED]
Subject: Amendment C131 (Flood Overlays Update)

Hi,

Thank you for your submission on 21 February 2022.

West Gippsland Catchment Management Authority have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. For this property, the Overlay will be removed. The mapping has been adjusted as per the picture below.



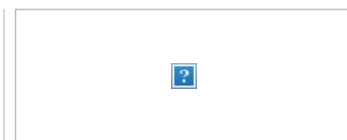
If this satisfies the concern of your submission, can you please email back that you withdraw your submission.

If you have any questions, please contact me on [REDACTED]

Regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840





I acknowledge the Gunaikurnai people, the Custodians of the land where I live, learn and work. I respect and acknowledge their Elders, past and present and extend my recognition to their descendants. I recognise and respect their continued connection to the land and waters of this beautiful place, and acknowledge that they never ceded sovereignty.



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Submitted on Mon, 2022-02-21 16:07

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Confidentiality

Please withhold my name from public documents such as Council reports

Your Submission

My submission is

I do not agree with this new amendment. The drainage in Glengarry is a major factor, I think if that was fixed it would make a massive difference to our flooding issue. I also think the rail trail needs some attention when it comes to drainage. We have lived at our property for 20 years and have never had any flooding issues. I really think Latrobe City need to recalculate this flooding zone.

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Submitted on Mon, 2022-02-21 16:25

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

██████████
██████████
██████████████████
██████████████████
██████████

Your Submission

My submission is

My property is raised well above the low lying areas and does not get any water what so ever laying on it. The rail trail out the back and the storm water drains on ██████████ are all blocked and flood. Poor storm water drainage and no maintenance causes the flooding to occur, fix this and there would be no flooding at all on ██████████ Our place has never flooded and does not hold floodwater at all, my property boundary is at least 500mm higher than the rail trail drainage. Can I please be contacted on ██████████ to discuss this in more detail.

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From: [REDACTED]
Sent: Mon, 28 Feb 2022 09:07:08 +1100
To: Latrobe Central Email
Subject: [REDACTED]
Attachments: [REDACTED]

Hi,

I would like to formally request that my property [REDACTED] be re surveyed as I do not agree with the C131 flood overlay that has been completed. The lidar is obviously old (3 + years) as it does not show the changes made during subdivision to allow for the building to be constructed. My property is at least 500mm higher than any of the surrounding properties and does not hold any flood water at all. Water spills over the rail trail before it gets to our block therefore it is not possible for our block to be inundated. Any flood inundation that occurs to neighbouring properties is a direct result of poor drainage on the rail trail, the rail trail acts as a flood levy and has no drainage underneath it whatsoever.

As you can see by the attached photos taken this year during a flash flooding event, our property is high and dry and not as the inundation mapping indicates. Railway avenue and the farm land to the East is all lower than our property and would all be under water before our place.

Fixing the railway drainage and ensuring maintenance is undertaken would remove the flood overlay around my property completely. Poor drainage and lack of investment/maintenance should not be covered up by just putting a "flood overlay" over properties to remove your liabilities.

[REDACTED]

[REDACTED] acknowledges and respects the traditional owners of the land and waters upon which we work

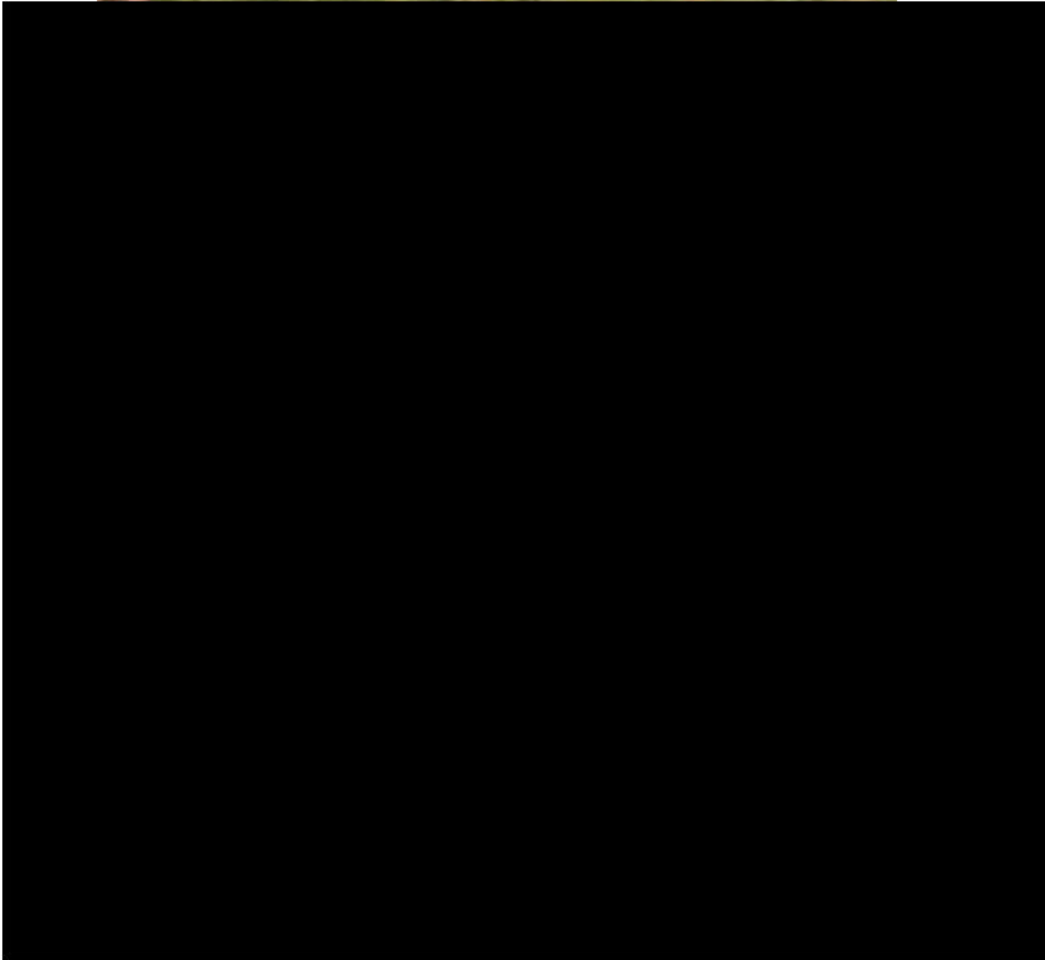
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11:54

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11:54

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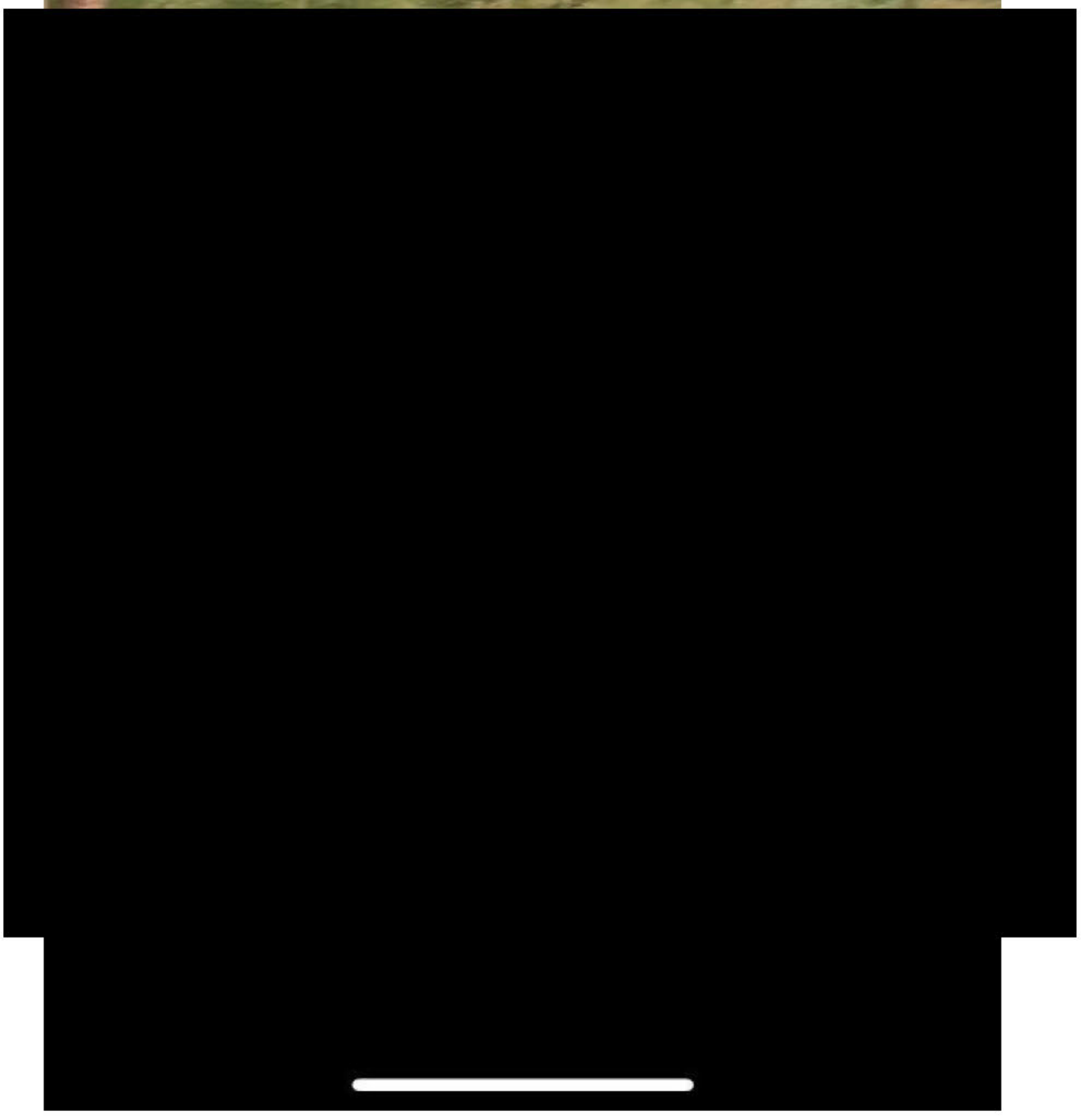
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11:54

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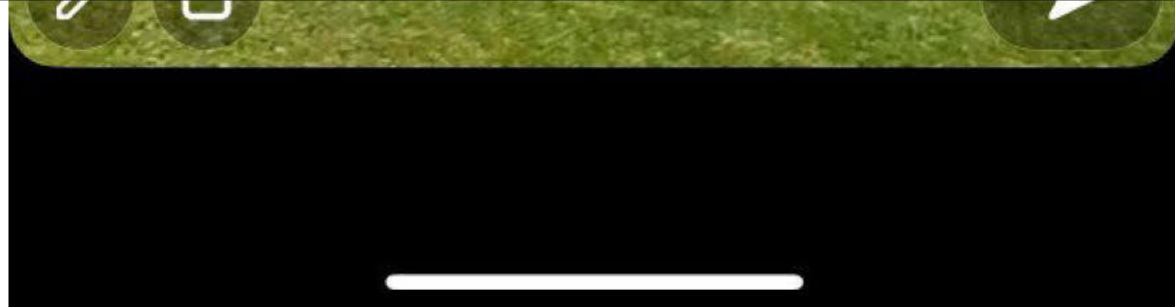
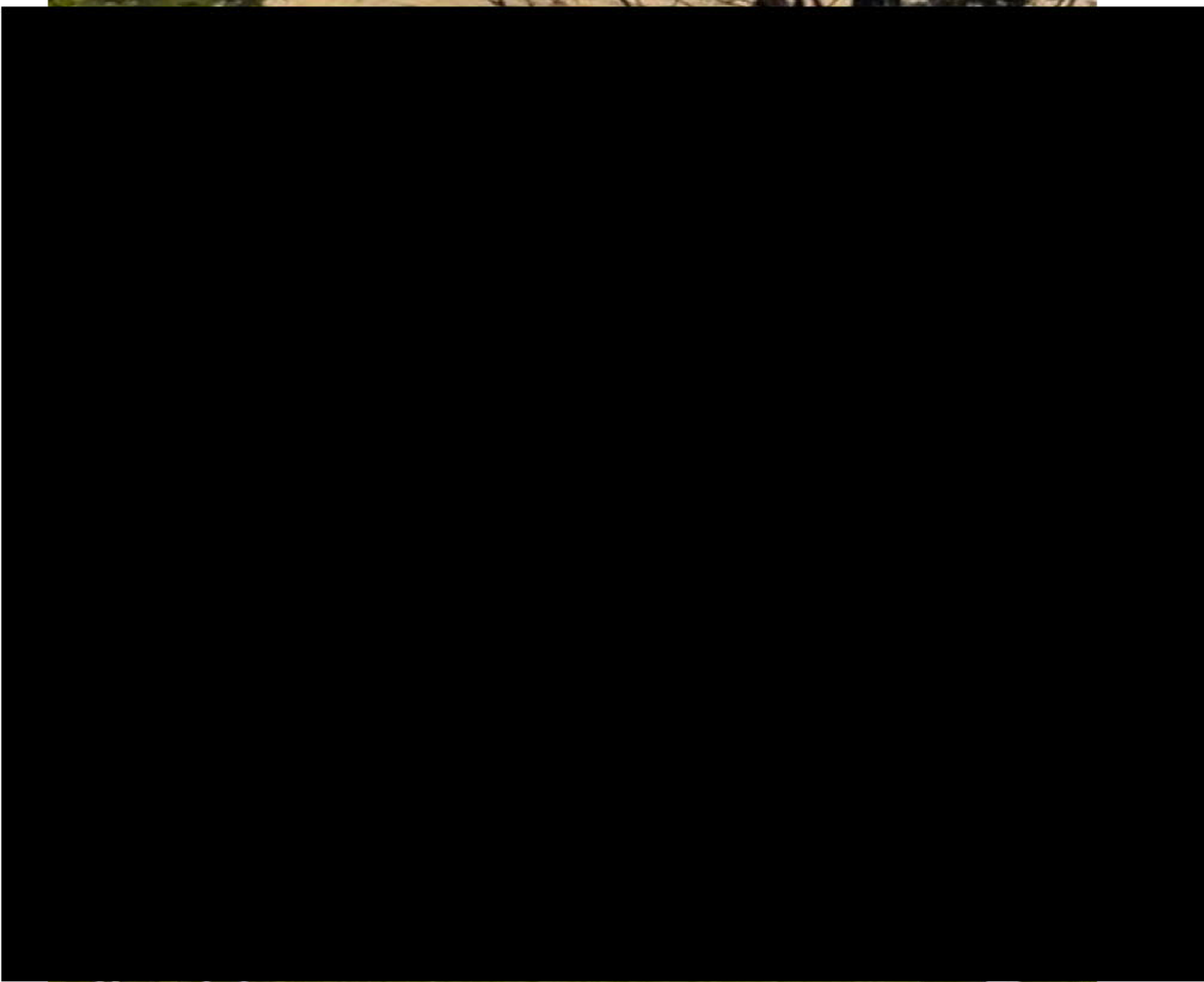
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4G



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[Redacted]

From: [Redacted]
Sent: Thursday, 14 July 2022 9:26 AM
To: [Redacted]
Subject: FW: Amendment C131 (Flood Overlays Update)- [Redacted]

Follow Up Flag: Follow up
Flag Status: Completed

From: [Redacted]
Sent: Wednesday, 13 July 2022 5:36 PM
To: [Redacted]
Subject: Re: Amendment C131 (Flood Overlays Update)- [Redacted]

Hi [Redacted]
thank you. I am happy to withdraw the submission relating to my property. I still have concerns relating to drainage in the town and on the rail trail that I would like noted please.

Regards,

[Redacted]

[Redacted]

On 13 Jul 2022, at 4:03 pm, [Redacted] > wrote:

Good afternoon [Redacted]

Thank you for your submission received to Amendment C131 (flood overlays update). Following assessment of your concerns, further work has been undertaken and I can now provide you with an update, specific to your property.

Following further investigation and a feature survey of the site, the level of the house has been confirmed to be raised. Updated mapping has been completed for this site and is has been removed from the overlay.

Attached is a map of the new LSIO-FO overlays near your property at [Redacted]. As you will see, the proposed overlay has been removed from your property.

For reference, your property is shown in red highlight below, to assist with seeing its location in the attached planning map.

<image006.png>

Can you please confirm whether you wish to proceed with your submission in objecting to the amendment, or if you are satisfied with this information and wish to withdraw your submission.

Kind regards,



P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840

<image005.jpg>

<image001.jpg>

<image002.jpg>

<image003.jpg>

<image004.jpg>

<0.png>

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<Latrobe C131latr lsio-foMap19 Approval.pdf>

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From: [REDACTED]
Sent: Wed, 16 Feb 2022 19:03:55 +1100
To: Latrobe Central Email
Subject: Amendment C131 flood overlays

Hello,

I do not support the proposed amendments to the flood overlays in glengarry.

I may not understand the proposal properly it it appears my address at [REDACTED] is now considered as a property that is subject to inundation.

This is absolutely unfair and immoral or Latrobe city's behalf given the only reason our property gets "inundated" with water is because Latrobe city do not maintain their drainage properly!

Gippsland water have recently cleaned all the drains out and have advised me personally that the drains out now clear after being almost completely blocked in sections of the drain!

Latrobe city you need to take responsibility for the issues rather than infer that it's due to other reasons and an extensive study. If you did the study correctly it would have uncovered your failures.

It is not appropriate or moral for rate payers who already get substandard services in our little town to then also wear the cost of higher insurance premiums due to now being in flood affected area.

I have lived in this town my whole life and before the gum trees grew large along the easement and have blocked the drains.

I am in 100 disagreement of the proposed amendment c131

Sincerely

[REDACTED]

Sent from my iPhone

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Submitted on Fri, 2022-03-18 09:54

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Your Submission

My submission is

Please note this is a secondary submission after my meeting with Latrobe City Council on 17th March.

My primary focus is to have the ammendment scraped all together until upgrades are done to the drainage around glengarry so as not to adversely affect residents who now find themselves living in areas prone to flooding without their prior knowledge.

If council refuse to this I propose a compromise to the wording of the ammendment to narrow the scope of the problem. We have been advised that 80% of the time there would be no problem with water during periods of rain but in "once in 100 year weather events" the towns infrastructure will not cope and properties will be subject to inundation. If that is the case the ammendment needs to more clearly define the risk of inundation rather than implying it always subject to inundation. The prediction of flooding is really just that and it's based past issues (which again I reiterate are because of Latrobe city's inadequate drainage system) and you really have no way of knowing without a doubt whether it will occur now that the drains around [REDACTED] have been cleared. So to be fair to residents and rate payers if you need to have the ammendment in place to secure funding to make upgrades then it should accurate depict the likely of flooding or inundation. I have been told that there is a process to appeal to have the wording used and I would like council to make this an option and commence conversations with relevant agencies.

From: [Latrobe City Council](#)
To: [Strategic Planning](#); [Latrobe Council](#)
Subject: Anonymous User completed Amendment C131 Flood Overlays Update
Date: Monday, 1 April 2024 6:34:46 PM

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Anonymous User just submitted the survey Amendment C131 Flood Overlays Update with the responses below.

Name

[REDACTED]

Email

[REDACTED]

Address

[REDACTED]

Contact Number (id you want council officers to contact you).

[REDACTED]

Please select to either support, object or request a change be made to the draft document(s)*

Object.

Your Submission

This report is not based on fact but rather guesses of what might happen. The study was undertaken by civil engineering students who are not experts in their field let alone experts in hydrologic engineering. When discussing this matter with relevant representatives at drop in sessions I have been advised of the amount of rain that would be required to cause flooding to [REDACTED] When I questioned this amount of rain and how they are so sure, I keep being told because that's what the study says based on how low the ground is because water finds the lowest point. I questioned that the amount of rain needed to be declared a 1% event is not much less than the amount of rain we received in November 2023 and that there was absolutely no flooding or even water in the "unknown waterway" stated in the report. I was told the rain must've have fallen in the exact right spot. It rained everywhere at that time including up in the hills and in [REDACTED] for over 12 hours straight and there was NO flooding at all. This study is too old and needs to start with more recent methods to determine the true impact. In addition, the aerial photos and land measurements relied upon where taken 10 years ago, this is not acceptable evidence to rely on. Our property is significantly negatively impacted by this proposed ammendment and the measurement and photos where taken before we purchased the property 9 years ago, since then we have

made significant changes to our land that have not been taken into account and show how this study can have a detrimental impact to residence because they are not using relevant data. This floor overlay should also not be put in place before the feasibility study to add drainage on the north east side of glengarry is complete. Glengarrys flooding issues over the last 10 years have directly related to blocked drainage in the town. Since this was fixed 2 years ago there have been no problems with flooding. Council simply needs to use tax payers money to ensure regular maintenance and upgrades occur to ensure already developed areas with long term existing dwellings are not placed at unnecessary risk of flooding. It is not because rain up in the hills behind glengarry township will come pouring down a waterway into [REDACTED] that in the 40 years I have lived here has never had as much of a trickle of water in it. It not right or just to negatively impact citizens without expert advice or more scientific evidence to support the decision. All options should be looked at for the existing residential areas before implementing a floor overlay zone. This is different for new areas of course but everyone who is significantly disadvantaged deserves more rigour Around this process than what has occurred here. I submit that hydrologic engineers should conduct a study using recent data and that the feasibility study be completed before a flood overlay is put in place. This way public can trust the decision as it will be conducted by qualified people with all options being looked at before a decision is made.

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From: [REDACTED]
Sent: Sat, 19 Feb 2022 15:11:04 +1100
To: Latrobe Central Email
Subject: AMENDMENT C131 (FLOOD OVERLAYS)

We own the property at [REDACTED]

The flood overlays shown at this property are incorrect. The overlays have not taken the construction of [REDACTED] into account which have significantly altered the ground levels.

Kind regards,

[REDACTED]

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From: [redacted] >
Sent: Wed, 29 Jun 2022 10:13:24 +1000
To: [redacted]
Subject: FW: Amendment C131 (Flood Overlays Update) - [redacted]
[redacted]

From: [redacted]
Sent: Wednesday, 15 June 2022 5:42 PM
To: [redacted] >
Subject: Re: Amendment C131 (Flood Overlays Update) - [redacted]

Thanks [redacted]

We are satisfied with the amendment removing the overlay

Regards

[redacted]

On 15 Jun 2022, at 4:50 pm, [redacted] > wrote:

Hi [redacted]

Thanks for the phone call earlier. As I mentioned, I am advising you that WGCMA have reviewed the modelling following exhibition of Amendment C131. The information provided to us details that it is likely the overlay can be modified and potentially removed from your property.

Attached is an image of the new modelling and proposed overlays. Your property is marked in red highlight, and the updated flood overlays in yellow and orange.

Can you please confirm whether you wish to proceed with your submission objecting to the amendment, or if you are satisfied with this information and wish to withdraw your submission.

Regards,

[redacted]
[redacted]
[redacted]
[redacted]
[redacted]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840





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From: [REDACTED]
Sent: Tue, 22 Feb 2022 17:42:24 +1100
To: Latrobe Central Email
Subject: Attention: Strategic Planning

Hello

Recently I received a mailout regarding Amendment C131. I can't understand why this might have happened, as I'm not situated near bodies of water and none of my neighbors received this. As no one in this area is similarly affected, I request that my property, [REDACTED] be removed from this overlay.

I look forward to your reply and confirmation that this has been initiated.

Best regards
[REDACTED]

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From: [Redacted]
Sent: Thu, 16 Jun 2022 17:08:47 +1000
To: [Redacted]
Cc: [Redacted]
Subject: Re: Amendment C131 (flood overlays) - Update

Hello [Redacted]

Thank you all for your time and assistance in understanding this matter and how it impacted my property.

As [Redacted] have articulated that [Redacted] has now been removed from the revised overlay below, I withdraw my objection to proposed Planning Scheme Amendment C131.

Many thanks everyone.
Best regards,
[Redacted]

On Thu, 16 Jun 2022 at 10:56 am, [Redacted] wrote:

Hello [Redacted],

Given [Redacted] advice below, can you please confirm whether you wish to proceed with your submission, or if you are satisfied and happy to withdraw your objection to proposed Planning Scheme Amendment C131?

Many thanks

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

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PO Box 264, Morwell 3840




Please note my working hours are as follows:

Monday and Tuesday from 7.00am to 8.15am and 8.45am to 4.00pm

Wednesday from 7.00am to 8.15am and 8.45am to 3.00pm

Thursday and Friday from 7.00am to 8.15am and 8.45am to 4.00pm

From: [REDACTED]
Sent: Wednesday, 15 June 2022 3:47 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Amendment C131 (flood overlays) - Update

OFFICIAL

Good afternoon [REDACTED],

Thanks for your email. Happy to clarify.

The area around [REDACTED] was initially identified as being subject to stormwater flooding.

On review of your submission and the accuracy of the flood modelling at this location we concluded that the Overlay at this location was not warranted.

We have proposed to remove this area from the Amendment (see images below)

If this change addresses any concerns you may have had and you would like to withdraw your submission please get in touch with Latrobe City Council.

Please let me know if you have any other questions.

Exhibited



Proposed changes after Exhibition



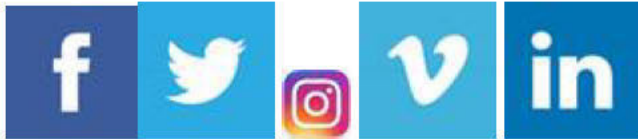
Thanks



[Redacted]

[Redacted]

www.wqcm.vic.gov.au Stay informed, [sign up to our mailing list](#).



I respectfully acknowledge the Traditional Owners of the Country upon which I work; their Elders past, present and future.

West Gippsland Catchment Management Authority, [16 Hotham Street Traralgon](#) and Corner Young & Bair Streets Leongatha | PO Box 1374 Traralgon 3844 | 1300 094 262 for standard call cost | westgippy@wgcm.vic.gov.au | www.wgcm.vic.gov.au

From: [REDACTED]
Sent: Tuesday, 14 June 2022 8:07 PM
To: [REDACTED]
Subject: Re: Amendment C131 (flood overlays) - Update

You don't often get email from [REDACTED]

Hello [REDACTED]

[REDACTED] has suggested I contact you in regards to my property [REDACTED] being contained within the recent flood overlay documentation and I'm not entirely sure why.

My property is not in an area that seems to be located near a large body of water and after the recent inundation of rain, isn't marshy in the slightest so I'm confused where the water is meant to be coming from? I'd love to hear from you and discuss this further with the hope that perhaps the inclusion is a mistake?

Looking forward to hearing from you

[REDACTED]

On Tue, 14 Jun 2022 at 3:19 pm, Alannah Sherwen [REDACTED] wrote:

Good morning [REDACTED],

Unfortunately, the Out of Session Council meeting will be unable to provide you with the answers you are seeking as it is following a very strict schedule. The meeting is an opportunity to provide the Councillors with more detail about the submissions so they have all the information to form an informed decision.

I would suggest contacting [REDACTED] via email on [REDACTED]. He is from the West Gippsland Catchment Management Authority and will be able to answer your questions.

Thank you kindly, and please don't hesitate to contact me if you require any assistance.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

P 1300 367 700

W www.latrobe.vic.gov.au

PO Box 264, Morwell 3840



From: [REDACTED] >
Sent: Monday, 13 June 2022 6:30 PM
To: [REDACTED]
Subject: Re: Amendment C131 (flood overlays) - Update

Thanks [REDACTED]

Will there be a question time to ask why certain properties are included in the overlay? That would be the only reason I would want to say anything!

Many thanks

[REDACTED]

On Thu, 9 Jun 2022 at 9:10 am, [REDACTED] wrote:

Hello [REDACTED]

Perfect, I have marked you as attending but not speaking. Let me know if you would like to speak as well and I can arrange that too.

Thank you kindly,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

P 1300 367 700

W www.latrobe.vic.gov.au

PO Box 264, Morwell 3840



From: [REDACTED]
Sent: Wednesday, 8 June 2022 5:25 PM
To: [REDACTED]
Subject: Re: Amendment C131 (flood overlays) - Update

Hello [REDACTED]

From: [REDACTED]
Sent: Tuesday, 7 June 2022 9:52 PM
To: [REDACTED] >
Subject: Fwd: Amendment C131 (flood overlays) - Update

Hello [REDACTED]

I wonder if you can help - I'm trying to ascertain what I am required to do (see below) regarding the recent invitation to a session on Thursday 16.

Do I need to formally prepare something, is my concern already raised and in train (and must I say something again in order for it to remain open?).

I see [REDACTED] is away so wasn't sure who to address this matter too.

Many thanks

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Tue, 7 Jun 2022 at 9:44 pm
Subject: Re: Amendment C131 (flood overlays) - Update
To: [REDACTED]

Thank you for this [REDACTED]

Just wanting to confirm that I must attend and raise my issue again if it is to be considered at all? Is it already being reviewed or must it be public ally chaired in order for consideration?

Best regards

[REDACTED]

On Thu, 2 Jun 2022 at 5:08 pm, [REDACTED] wrote:

Good afternoon,

Please find attached an invitation for an upcoming meeting for Amendment C131.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

P 1300 367 700

W www.latrobe.vic.gov.au

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From: West Gippsland Catchment Management Authority
Sent: Tue, 22 Feb 2022 11:44:42 +1100
To: Latrobe Central Email
Subject: WGCMA response for Various Sites Across Latrobe City Our ref: WGCMA-F-2022-00098
Attachments: WGCMA-F-2022-00098.pdf

OFFICIAL

Dear [REDACTED]

Response issued for Various Sites Across Latrobe City.

Your Ref: Amendment C131

Regards

Planning Administration

West & East Gippsland Catchment Management Authority
16 Hotham Street (PO Box 1374), Traralgon 3844
For any queries, please contact;
Office Phone: 1300 094 262

www.wgcma.vic.gov.au Stay informed, [sign up to our mailing list](#).



I respectfully acknowledge the Traditional Owners of the Country upon which I work; their Elders past, present and future.

West Gippsland Catchment Management Authority, 16 Hotham Street Traralgon and Corner Young & Bair Streets Leongatha | PO Box 1374 Traralgon 3844 | 1300 094 262 for standard call cost | westgippy@wgcm.vic.gov.au | www.wgcma.vic.gov.au

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WGCMA Ref: WGCMA-F-2022-00098
Document No: 1
Council Ref: Amendment C131
Date: 22 February 2022

OFFICIAL

[Redacted]
ing Officer
ouncil

Planning Scheme Amendment - Amendment C131

Street: Various Sites Across Latrobe City
Cadastral: Parish of Maryvale

[Redacted] your correspondence received at the West Gippsland Catchment Management Authority') on 01 February 2022 in relation to Amendment C131 – Flood overlays. The Authority understands that Amendment C131 seeks to review and update the extent of flood overlay and land subject to inundation overlay in the Latrobe Planning Scheme.

[Redacted] supports Planning Scheme Amendment C131.

[Redacted] If you have any queries, please do not hesitate to contact Ben Proctor on 1300 094 262 or ben.proctor@wgcm.vic.gov.au. To assist the Authority in handling any enquiries please quote your correspondence with us.

[Redacted]
Planning

[Redacted] This correspondence is subject to the disclaimers and definitions attached.

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Hi [REDACTED]

As per our phone conversation re C131 Amendment , I would like council to review the West Gippsland Catchment Management Authority (WGCMA) history in regards to my property being place under LSIO 18FO.

I have resided in my home here for 30+ years and as such, have never seen any flood water rise any where near my west boundary fence.

I understand the low area westward of my property is lowland and a waterway. I ask the proposed LSIO18FO be restructured approximately 70 mtrs west to omit my western boundary.

My forward planning is to construct an extension to the existing garage to accommodate a caravan storage area.

Please see forwarded correspondence between myself and [REDACTED] re the same issue approximately 2010.

Thanks

[REDACTED]

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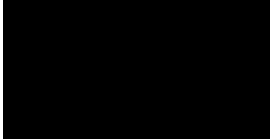
Submitted on Wed, 2022-02-23 20:25

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details



Your Submission

My submission is

I am opposed to the proposed LSIO of my address. We do not have an inundation issue. The only issue is inadequate drainage and even more inadequate maintenance of such drainage along [REDACTED]. I am disgusted that the solution to drainage issues is to slap an overlay rather than fixing the real problem.

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From: [REDACTED]
To: [REDACTED]
Subject: NEP-2401-2402 Planning Scheme amendment C131- Flood Mapping update.
Date: Wednesday, 23 February 2022 12:49:41 PM
Attachments: [REDACTED]

Good Afternoon [REDACTED]

My name is [REDACTED] I am the technical officer- 3rd party works for APA Networks.

Please be advised that I have provided some commentary on the proposed planning scheme amendment as below in "Red".

Thankyou for taking our input into consideration.

Kind Regards

apa

[REDACTED]

[REDACTED]

W apa.com.au

always powering ahead

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From: [REDACTED]
Sent: Tuesday, 1 February 2022 4:32 PM
Subject: [EXT]: PLANNING SCHEME AMENDMENT C131- Flood mapping Update

Dear Sir/Madam,

LATROBE PLANNING SCHEME, AMENDMENT C131 (FLOOD OVERLAYS) - NOTICE OF PREPARATION OF AN AMENDMENT UNDER THE PLANNING AND ENVIRONMENT ACT 1987

Latrobe City Council has prepared Amendment C131 to the Latrobe Planning Scheme, which proposes to update flood controls based on modelling from the *Latrobe River Flood Study* (2015) and the *Traralgon Flood Study* (2016).

The amendment affects 65,614ha of land within the Latrobe municipality which is within proximity of the Latrobe River and the Traralgon Creek, and considered to be at risk of flooding.

The Amendment seeks to:

- Amend Clause 02.04 (Strategic Framework Plans) to include a new Strategic Framework Plan;
- Amend Clause 11.01-1L (Glengarry) to include a new Glengarry Town Structure Plan (GTSP);
- Amends the Schedule to Clause 72.03 (Schedule to Clause 72.03 What Does This Planning Scheme Consist Of?) to reflect the amended FO/LSIO mapping;
- Deletes Planning Scheme Maps LSIO-FO Map Nos. 2LSIO-FO, 5LSIO-FO, 6LSIO-FO, 7LSIO-FO, 8LSIO-FO, 9LSIO-FO, 10LSIO-FO, and 52LSIO-FO;
- Amend Planning Scheme Maps LSIO-FO Map Nos. 11LSIO-FO, 14LSIO-FO, 15LSIO-FO, 16LSIO-FO, 17LSIO-FO, 18LSIO-FO, 19LSIO-FO, 20LSIO-FO, 21LSIO-FO, 22LSIO-FO, 23LSIO-FO, 24LSIO-FO, 25LSIO-FO, 26LSIO-FO, 28LSIO-FO, 29LSIO-FO, 34LSIO-FO, 35LSIO-FO, 37LSIO-FO, 38LSIO-FO, 41LSIO-FO, 42LSIO-FO, 43LSIO-FO, 44LSIO-FO, 47LSIO-FO, 48LSIO-FO, 49LSIO-FO, 50LSIO-FO, 56LSIO-FO, 60LSIO-FO, 61LSIO-FO, 63LSIO-FO, 64LSIO-FO, 65LSIO-FO, 66LSIO-FO, 68LSIO-FO, 69LSIO-FO, 70LSIO-FO, 72LSIO-FO, 73LSIO-FO, 74LSIO-FO, 77LSIO-FO, 78LSIO-FO, 79LSIO-FO, 82LSIO-FO, 83LSIO-FO, 84LSIO-FO, 85LSIO-FO, 86LSIO-FO, 87LSIO-FO, 88LSIO-FO, 91LSIO-FO, 92LSIO-FO, 93LSIO-FO, 94LSIO-FO, 96LSIO-FO, 97LSIO-FO, 99LSIO-FO, 100LSIO-FO, 101LSIO-FO, 102LSIO-FO, 104LSIO-FO, 106LSIO-FO, 107LSIO-FO, 108LSIO-FO, 109LSIO-FO, 110LSIO-FO, 111LSIO-FO, 114LSIO-FO, 115LSIO-FO, 116LSIO-FO, 117LSIO-FO, 118LSIO-FO, 119LSIO-FO, 120LSIO-FO, and 121LSIO-FO.
- Inserts Planning Scheme Maps LSIO-FO Map Nos. 4LSIO-FO, 32LSIO-FO, 33LSIO-FO, 40LSIO-FO, 51LSIO-FO, 55LSIO-FO, 57LSIO-FO, 62LSIO-FO, 67LSIO-FO, 71LSIO-FO, 76LSIO-FO, and 112LSIO-FO.

We are writing to you because you may be affected by the proposed amendment. According to Latrobe City Council records

you own and/or occupy land that has been identified as being of interest in regards to the contents of the proposed Planning Scheme Amendment.

Enclosed with this letter is the formal notice of the amendment which is being sent in accordance with Section 19 of the *Planning & Environment Act 1987* (the Act).

Full details of the amendment can be found on Latrobe City Council's website:

https://www.latrobe.vic.gov.au/Property/Development/Planning_Scheme_Amendments/Current_Planning_Scheme_Amendments

Or you may inspect the amendment documentation at the following locations:

- 141 Commercial Road, Morwell Vic 3840, Majority of the AGN (APA Networks operated assets) are what we consider small diameter distribution gas mains and are– thus I don't have any objection or issues to what is proposed at this location.
- 34-38 Kay Street, Traralgon Vic 3844, the AGN (APA Networks operated asset) in question is a DN100 distribution gas main subject to **significant** changes to the existing flood map at this location may cause erosion on the steel asset – if so APA on behalf of AGN may need to inspect the asset by means of undertaking a DCVG survey and possibly recoat this asset (at the proponents expense) to ensure your proposal doesn't impact the integrity of the existing pipeline in situ.
- 1-29 George Street, Moe VIC 3825, the asset in question is a DN50 and a DN63P8 asset – based on the material specification being polyethylene I have no issues with this proposal.
- 9-11 Phillip Parade, Churchill VIC 3842 the AGN (APA Networks operated asset) in question is a DN100 distribution gas main subject to **significant** changes to the existing flood map at this location may cause erosion on the steel asset – if so APA on behalf of AGN may need to inspect the asset by means of undertaking a DCVG survey and possibly recoat this asset (at the proponents expense) to ensure your proposal doesn't impact the integrity of the existing pipeline in situ.
- At the Department of Environment, Land, Water and Planning website www.delwp.vic.gov.au/public-inspection

The amendment will be on public exhibition from 3 February 2022 to 7 March 2022 and this is your opportunity to make a submission to the proposed Amendment.

Officers are available to discuss the amendment via Zoom information sessions. To schedule a 1:1 Zoom meeting with a Council Planner at one of these sessions, please contact Strategic Planning on 1300 367 700 or email StrategicPlanning@latrobe.vic.gov.au

Information sessions are scheduled for:

- Monday 7 February, 10am-7pm
- Wednesday 9 February, 11am-7pm
- Monday 14 February, 11am-7pm
- Wednesday 16 February, 10am-7pm
- Tuesday 22 February, 10am-7pm

Any person may make a submission about the amendment, please note that the closing date for a written submission is 7 March 2022. A submission may be in support or not in support of the proposed amendment; additionally, a submission can just provide general feedback/comments for consideration. If you do make a submission, please be sure to specify which amendment your submission applies. All submissions must be sent to:

Attention: Strategic Planning

Latrobe City Council
PO Box 264
MORWELL VIC 3840

Alternatively, submissions can be sent to Latrobe@latrobe.vic.gov.au

Please note that all submissions in relation to Amendment C131 are being collected by Latrobe City Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987* (the Act). If you do not provide your name and address, Latrobe City Council will not be able to consider your submission.

Your submission will be available for any person to inspect during office hours free of charge for a period of two months after the amendment comes into operation or lapses. Copies of your submission may also be made available on request to any person for the relevant period as set out in the Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

If you require further information, please contact [REDACTED]

Kind Regards,

[REDACTED]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



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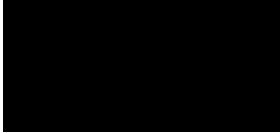
Submitted on Thu, 2022-02-24 12:10

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details



Your Submission

My submission is

I strongly object to the rezoning.

It will devalue our property and our rates are required to provide sufficient drainage for property's that have approved by council for unimpeded residential development

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From: [REDACTED]
Sent: Thu, 24 Feb 2022 09:18:06 +1100
To: Latrobe Central Email
Subject: Attn: Strategic Planning - Submission to LCC Amdt C131
Attachments: Submission to Latrobe City Council Amendment C131 - Flood overlay.pdf

Hello,

I have attached my submission to Latrobe City Council Amendment C131.

For your consideration.

Regards

[REDACTED]

Submission to Latrobe City Council Amendment C131

Att: Strategic Planning

With regard to Amendment C131, I believe the suggestion by Latrobe City Council (LCC) that [REDACTED] or any property therein has ever been or is susceptible to impact by flood or inundation (as defined in amendment documents) from Traralgon Creek is incorrect. Amendment C131 Map No 49LSIO-FO shows the proposed overlay for [REDACTED] as separated from the Traralgon Creek floodplain. [REDACTED] is also located well above the height of the creek with many properties lower in elevation and closer to the creek not subjected to overlays.

It has been advised that [REDACTED]'s proposed overlay is not flood or inundation related, but issues due to stormwater and movement of that water. LCC's Amendment C131 is based entirely on the computer generated "best guess" modelling of the "Traralgon Flood Study - Summary Report" regarding flooding and inundation specifically from Traralgon Creek. The report's findings and recommendations do not reference or consider stormwater, flash flooding, or their resulting overland flows in the Traralgon urban area. Refer Flood Report, section 3.3 page 17, also in the [Latrobe Planning Scheme Amendment C131 Explanatory Report](#), and the [West Gippsland Floodplain Management Strategy 2018-2027](#). In 11 years of living at [REDACTED] I have never witnessed or been impacted by stormwater or any resulting movement of that water. Stormwater infrastructure in [REDACTED] [REDACTED] has proven to be capable and appropriate in evacuating stormwater, including during recent severe record rain events of 2021. The Traralgon Creek Flood Study Report overlay recommendations are based on computer modelling of a 1% AEP flooding event of the Traralgon Creek. Stormwater was not considered in the report and its modelling. From the report "flash flooding as a result of stormwater issues that were not covered within the scope of this project."

My concern extends to the validity of all amendments arising to overlays, particularly within Traralgon, related to stormwater, as the scope of Traralgon Flood Study did not extend to stormwater issues.

The Traralgon Flood Study report does not support the application of Amendment C131 to overlay a LSIO on the identified areas of [REDACTED]. [Discussion with LCC & WGCMA](#) representatives have not resulted in either party providing additional evidence to support the application of the amendment to [REDACTED]. Therefore, the application of Amendment C131 to [REDACTED] should be removed.

I look forward to your prompt reply to the information raised and presented in this email and would again request more time be offered for submissions to Amendment C131.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [redacted]
To: [redacted]
Subject: FW: Amendment C131 (Flood Overlays Update)- [redacted]
Date: Friday, 15 July 2022 1:53:44 PM
Attachments: [redacted]

From: [redacted]
Sent: Friday, July 15, 2022 12:29:05 PM
To: [redacted]
Subject: Re: Amendment C131 (Flood Overlays Update)- [redacted]

Hi [redacted]
I am satisfied with this information and wish to withdraw my submission.
Regards
[redacted]

On Wed, Jul 13, 2022 at 4:08 PM [redacted] wrote:

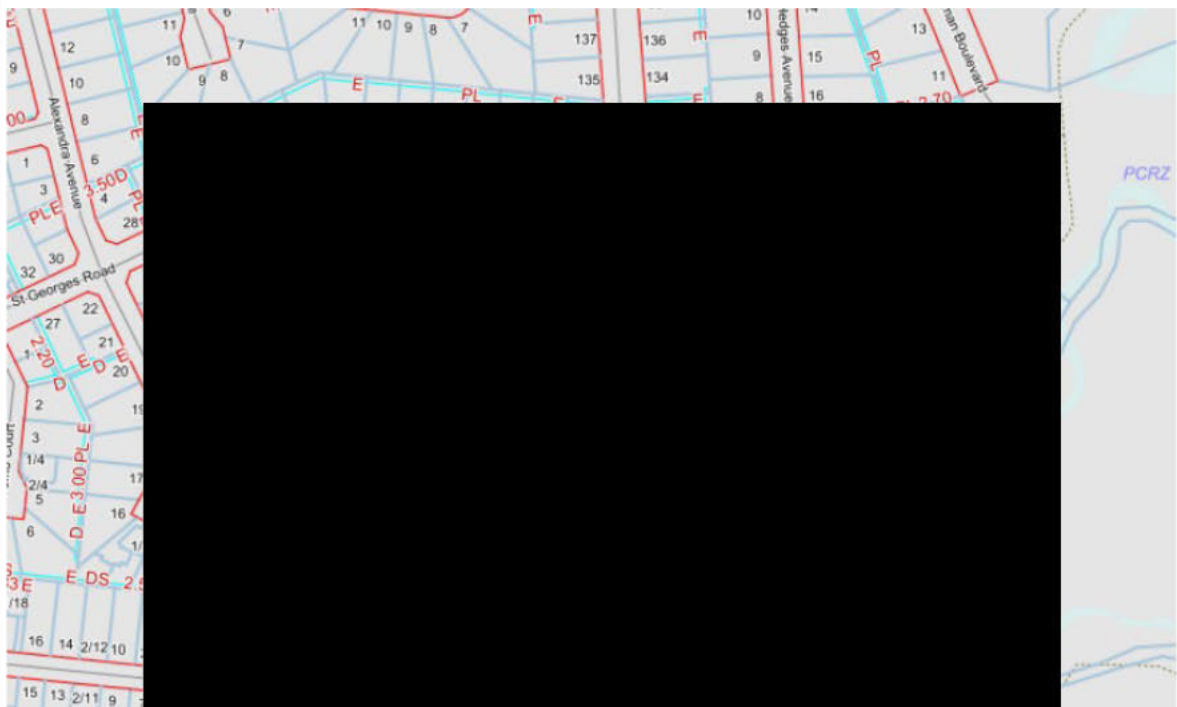
Good afternoon [redacted]

Thank you for your submission received to Amendment C131 (flood overlays update). Following assessment of your concerns, further work has been undertaken and I can now provide you with an update, specific to your property.

After further review the flood mapping identified in [redacted] is recommended to be removed until a future urban catchment specific stormwater assessment can be completed.

Attached is a map of the new LSIO-FO overlays near your property at [redacted]. As you will see, the proposed overlay has been removed from your property.

For reference, your property is shown in red highlight below, to assist with seeing its location in the attached planning map.



Can you please confirm whether you wish to proceed with your submission in objecting to the amendment, or if you are satisfied with this information and wish to withdraw your submission.

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Submitted on Sun, 2022-02-27 10:32

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Confidentiality

Please withhold my name from public documents such as Council reports

Your Submission

My submission is

To me it seems these amendments are being made from the recent 2021 not the studies from 2015 and 2016. As the property I now own was previously owned by my parents and where I grew up. So I've been here my whole life. Flooding has never impacted this property any more than the current overlay levels. The new suggested overlays are amazingly the exact same as where water level reached in 2021, this has never happened before. To me it seems to be an issue with poor maintenance of the storm water system with majority of the water that affected this property coming out of the storm water drain in front of the property. I personally am not happy with the new overlays as the new proposal put almost my entire property in the zone which will have a financial impact on myself with resale value and insurance cost. If council is planning to heavily impact people such as myself will we see rate drops to compensate us for likely future losses or are we expected to just suck it up.

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Submitted on Mon, 2022-02-28 15:02

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Confidentiality

Please withhold my name from public documents such as Council reports

Your Submission

My submission is

To whom it may concern,

I am enquiring about the proposed flood overlay in Glengarry.

My property is coloured blue, so I'm guessing that my zoning will be changed. As I and possibly many other Glengarry residents don't understand how this will affect the value of our properties, and perhaps the rising of our insurance.

In all the almost 29 years I have lived at [REDACTED], my property has never flooded, though the road itself has, but once the drain cleared the water moved away quickly. So my question to Latrobe City Council is this, the town is growing but no works have been done to the drainage of the town in the 35 years I have lived in Glengarry.

Perhaps the council's time could be better spent investigating the drainage problem and how to remedy the problem of blocked and out dated drainage.

Good Afternoon [REDACTED]

As requested please see our submission to oppose the proposed flood amendment to our property situated at [REDACTED]

We refer to your maps provided to us on the 21st of February to which we would like to respond:

1. The properties situated at [REDACTED] have both been built up on landfill of around 1.0m
2. [REDACTED] has a house built on it which your map doesn't appear to acknowledge
3. There has been a spoon drain established between the above mentioned properties (not shown on your map also)

Based on the three points alone, your modelling showing water flow is incorrect.

We can assure you that the only excessive water we have seen of recent times has been a result from rain which has filled into the rail trail and the only reason for that is, when the 4 properties situated at [REDACTED] were built, they have had their storm water and a spoon drain between the properties, directed straight out to the rail trail that is not a drainage easement - This was approved from La Trobe City as part of the Sub Division approval??

Therefore this has proven to show an adverse effect on our property as the rail trail flows uphill towards Glengarry and uphill from us towards Traralgon.

We feel that you, The Shire, are responsible for any water inundation that we may receive.

We do not agree with your proposed flood overlay and request you amend this accordingly, as the water does not flow from [REDACTED] through the residential allotments into our property as your map indicates.

If your proposal is approved, it will be unjust to us causing any subdivision, housing or shed development to be knocked back or difficult to obtain. Our insurance premiums will also be increased due to flood cover being over a property with a flood overlay.

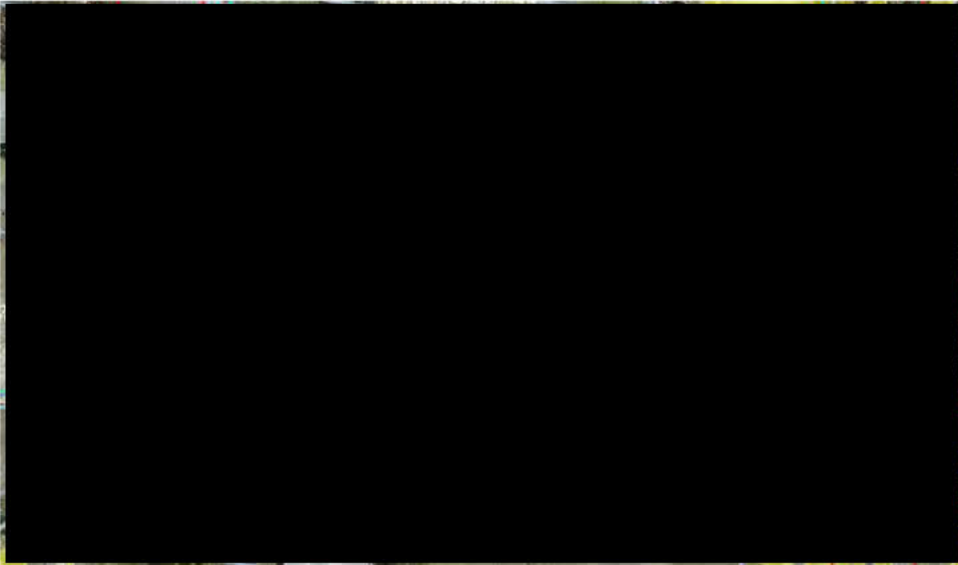
If this proposal looks to go ahead you will leave us no other option but to cart clean fill in and build up the 'affected area' (as per your modelling) to the same height as the sub division next door to ensure we will not be affected by any future inundation.

Please review your modelling and take into consideration a more updated map of our local area which clearly shows your modelling is not true to life - Also, we recommend further investigation with the appropriate departments to ensure that all drainage in our town is maintained appropriately and regularly as this is where the main issue arises for the Kyne Street area.

If you are able to approve multiple development / building permits for additional housing in this town, wouldn't you think that fixing the current out dated, blocked, unmaintained drainage infrastructure to be a major priority first??

Several people in this town have now requested a community meeting, is this happening?? Covid restrictions have now been eased dramatically therefore there shouldn't be any reason for this meeting not to occur.

We look forward to your response and hope you take our feedback on board favourably.



Regards,

[Redacted signature]

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Submitted on Mon, 2022-02-28 12:13

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Your Submission

My submission is

I wish to object to the proposed flood overlay on my property at [REDACTED]. We have owned this property for over 30 years and the areas indicated have never flooded. This includes over the last few months of greater than usual rainfall. I'm not sure how you have derived these plans but it is definitely wrong on this occasion.

[REDACTED]

[REDACTED] (558.04 KB)



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Submitted on Tue, 2022-03-01 14:04

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Your Submission

My submission is

Hello,

I've tried to research and understand the flood overlay proposal to the township of Glengarry, but can't as my property IS NOT subject to flooding, but in your report is. Could I get someone to explain to me how this overlay works, as I don't think a 'blanket' flooding overlay is fair to quite a few of Glengarry's residents. I look forward to hearing from you.

Kindest regards, [REDACTED]

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Submitted on Mon, 2022-02-28 17:17

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Your Submission

My submission is

To Whom it May Concern,

We are writing in regards to the flood overlay amendment C131 at [REDACTED]. We would like to object to the amendment as our house has not been affected by any floods. We believe the overflow of the water on the roads has been from gutters being blocked from tree roots and debris and believe they should be cleaned on a regular basis. We do not believe that any flood overlay should be added and would like our property to be removed from the proposed amendment.

Kind regards,

[REDACTED]
[REDACTED]

Submission 26
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REF NO. C131

MT: JO

FLOOD OVERLAY



[Redacted]

Dear [Redacted]

My husband and I would like to make our objection quite clear to the new flood plan for our property at [Redacted]

We have lived at this address for 37 years and never in that time have we ever come close to being flooded. Our house is built on stumps and is at least 600mm off the ground.

When our block was subdivided in approximately 1982-83 the dirt that was taken to form the road in front of our property was then placed along our back fence which makes our block higher than the land behind us.

The fact that council has placed a blanket flood cover over a lot of Glengarry seems to us, to be the easy way out for council. If council deems the area to be of such a high risk, then why are they not addressing the issue in the first place by putting in better drainage.

Also the letter that you sent us was quite hard to understand with a series of numbers and letters which we had no idea what it meant. This seemed very underhanded on council's behalf.

We hope for your consideration and resolution regarding this matter.

Kindest Regards

[Redacted signature]

22. 2. 2022

22. 2. 2022

REF NO. C131

[REDACTED]

MT: JO

[REDACTED]

FLOOD OVERLAY

[REDACTED]

[REDACTED]

Dear Sir/Madame,

My husband and I would like to make our objection quite clear to the new flood plan for our property at [REDACTED]

We have lived at this address for 37 years and never in that time have we ever come close to being flooded. Our house is built on stumps and is at least 600mm off the ground.

When our block was subdivided in approximately 1982-83 the dirt that was taken to form the road in front of our property was then placed along our back fence which makes our block higher than the land behind us.

The fact that council has placed a blanket flood cover over a lot of Glengarry seems to us, to be the easy way out for council. If council deems the area to be of such a high risk, then why are they not addressing the issue in the first place by putting in better drainage.

Also the letter that you sent us was quite hard to understand with a series of numbers and letters which we had no idea what it meant. This seemed very underhanded on council's behalf.

We hope for your consideration and resolution regarding this matter.

Kindest Regards

[REDACTED]

22.2.2022.

[REDACTED]

22.2.2022

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From: [REDACTED]
Sent: Sun, 27 Feb 2022 13:45:38 +1100
To: Latrobe Central Email
Subject: Latrobe Planning Scheme Amendment C131 - Rezoning of Glengarry and new Glengarry Town Structure Plan
Attachments: Latrobe City Letter 11.01-1L Glengarry Town Structure Plan.docx

Good afternoon

Attention: Strategic Planning, Latrobe City Council

Please find attached a letter outlining our objection to the Latrobe Planning Scheme Amendment C131 - Rezoning of Glengarry and new Glengarry Town Structure Plan – Amend clause 11.01-1L.

As outlined in our letter we are concerned residents and rate payers of 20 years and fail to see how the rezoning of our land will be of any benefit to us and our family home.

We will also send a signed hard copy of the letter to you and have also forwarded a copy to Russell Northe MP and Melina Bath MP for their attention.

Thank you
[REDACTED]

28/02/2022

Strategic Planning
Latrobe City Council
PO Box 264
MORWELL VIC 3840

RE: Latrobe Planning Scheme, Amendment C131 (Flood Overlays) - Land Subject to Inundation Overlay (LSIO)& Floodway Overlay (FO)

We write this letter as a concerned Glengarry homeowner and resident of 20 years.

We live at [REDACTED] we purchased our land in 1998, built our home in 2001 and have since raised our family of 3 boys, of whom we are still providing for.

In relation to the letter dated 31st January received from Latrobe City Council regarding the C131 Amendment - Land Subject to Inundation Overlay (LSIO)& Floodway Overlay (FO) **we submit our objection to these proposals**, in particular, document titled "***Latrobe Planning Scheme -11.01-1L 13/10/2021 C131latr***". This document makes reference to land within the Glengarry town structure plan and is said to "***Encourage development in GTSP Areas 1, 2, 3 and 4 that is sensitive to the Eaglehawk Creek environment and floodplains.***"

The area denoted on the map as **GTSP Area 3** encompasses our property and family home.

The C131 Amendment and its attachments is the first we have known of, or been made aware of any changes to the Glengarry Town Planning amendment, which includes our property with the intention to turn it into a "future residential" zone. The information is not easy to find; we had to search to find the "***Latrobe Planning Scheme -11.01-1L 13/10/2021 C131latr***" and we feel that Latrobe City Council is attempting to pass this specific documentation without proper consultation of the land owners.

In regards to this document, we are disappointed by the lack of communication by Latrobe City on this proposal and we are concerned for our future. We are worried that if our property is to be rezoned to "future residential" that our rates will increase and will not be affordable, which in the long term will have the potential to drive us out of our home. This is something that concerns us greatly.

We do not want to and have no intentions of moving from or selling our property. We purchased this property to support our lifestyle of wanting to live in a rural setting, to build our dream home and to give our children room to grow without the restrictions of town living. We have worked hard to achieve what we call our family home. We have always paid our Rates on time and we are honest hard working tax paying residents. All of which should hold us in good stead to continue to live the life we sought without having to be disadvantaged due to the proposed changes.

The other concerns we have for the Glengarry Town Structure Plan is; how does the current infrastructure of Glengarry support the additional proposed residential area? What additional facilities are going to be required to support population growth in Glengarry? Where are these facilities going to be placed, and will there be more Amendments in the future to support these developments?

We would appreciate a reply to this matter as soon as possible. We request that you provide further information to explain what the long term effects are for us as land owners affected by this Amendment.

We can be contacted on [REDACTED] or [REDACTED] should you wish to contact us.

Thank you

[REDACTED]
[REDACTED]

cc

[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: Sun, 27 Feb 2022 11:10:37 +1100
To: Latrobe Central Email
Cc: [REDACTED]
Subject: Attention: Strategic Planning - C131 Amendment - Land Subject to Inundation Overlay (LSIO)& Floodway Overlay (FO)
Attachments: clause_11.01-1l_structure_plans (1).pdf

27/02/2022

Strategic Planning

Latrobe City Council

PO Box 264

MORWELL VIC 3840

To whom it may concern,

RE: C131 Amendment - Land Subject to Inundation Overlay (LSIO)& Floodway Overlay (FO)

My name is [REDACTED] and I'm a concerned Glengarry resident.

I've been a long-term resident of the Glengarry region for approximately 46 years and now with my young family; reside at [REDACTED] which we've owned for the past 14 years.

With respect to the recent information pack received on 31 Jan 2022 from Latrobe City Council on the C131 Amendment - Land Subject to Inundation Overlay (LSIO)& Floodway Overlay (FO) I must submit my strongest objections to these proposals; in particular, one document titled "***Latrobe Planning Scheme -11.01-1L 13/10/2021 C131latr***" (document attached as reference material). This document makes reference to land within the Glengarry town structure plan and is said to "***Encourage development in GTSP Areas 1, 2, 3 and 4 that is sensitive to the Eaglehawk Creek environment and floodplains.***"

For clarity, the area denoted on the map as **GTSP Area 4** encompasses my home and existing 10-acre property!

Our objections from herein are pure and simple; we don't want to and I have no intentions of moving or selling our property. We purchased this property to support our lifestyle with horses and other animals and to give our kids room to grow and move without the restrictions of town living. This was always our intention and to date we've been extremely happy with the rural lifestyle supported by this property. We've always worked hard for everything we have and to date, have been what we believe to be good tax and rate paying members of the community. This amendment and more importantly the proposed GTSP feels like a real kick in the guts and to be honest, makes us wonder why we bother!

This C131 Amendment and its attachments is the first time we've seen or been made aware of any reference to Glengarry Town Planning which encompassed our property with the intention to turn it into a "future residential" zone. We're afraid that if/when our property is rezoned to residential that the increase in our rates will make it unaffordable and that we'll be driven off our own property! To make matters worse; we've searched through a lot of the documents relating to "**Latrobe Planning Scheme -11.01-1L 13/10/2021 C131latr**" and on face value it would appear that the Latrobe City Council is attempting to sneak this specific documentation through under the guise of the C131 Amendment - Land Subject to Inundation Overlay (LSIO)& Floodway Overlay (FO)!

With respect to this document, we're utterly shocked by the lack of communication and consultation by anyone from Latrobe City on this proposed development and to be quite honest; since we first became aware of this "PLAN" the wife and I have had a lot of sleepless nights worrying about the future. Do we now put all future property plans on hold?

We would appreciate a response on this matter with a level of urgency and an explanation as to what the future holds for us as landowners.

I eagerly await your response!!!

[REDACTED]

[REDACTED]

Cc: [REDACTED]

[REDACTED]

11.01-1L

1328/1005/2021
C13122latr

Glengarry

Policy application

This policy applies to land within the Glengarry Town Structure Plan (GTSP) in this clause.

Strategies

Support Glengarry's role as a dormitory suburb of Traralgon.

Encourage development in GTSP Areas 1, 2, 3 and 4 that is sensitive to the Eaglehawk Creek environment and floodplains.

Encourage low density residential development in GTSP Area 5.

Encourage development of large allotments within existing residential areas GTSP Area 6.

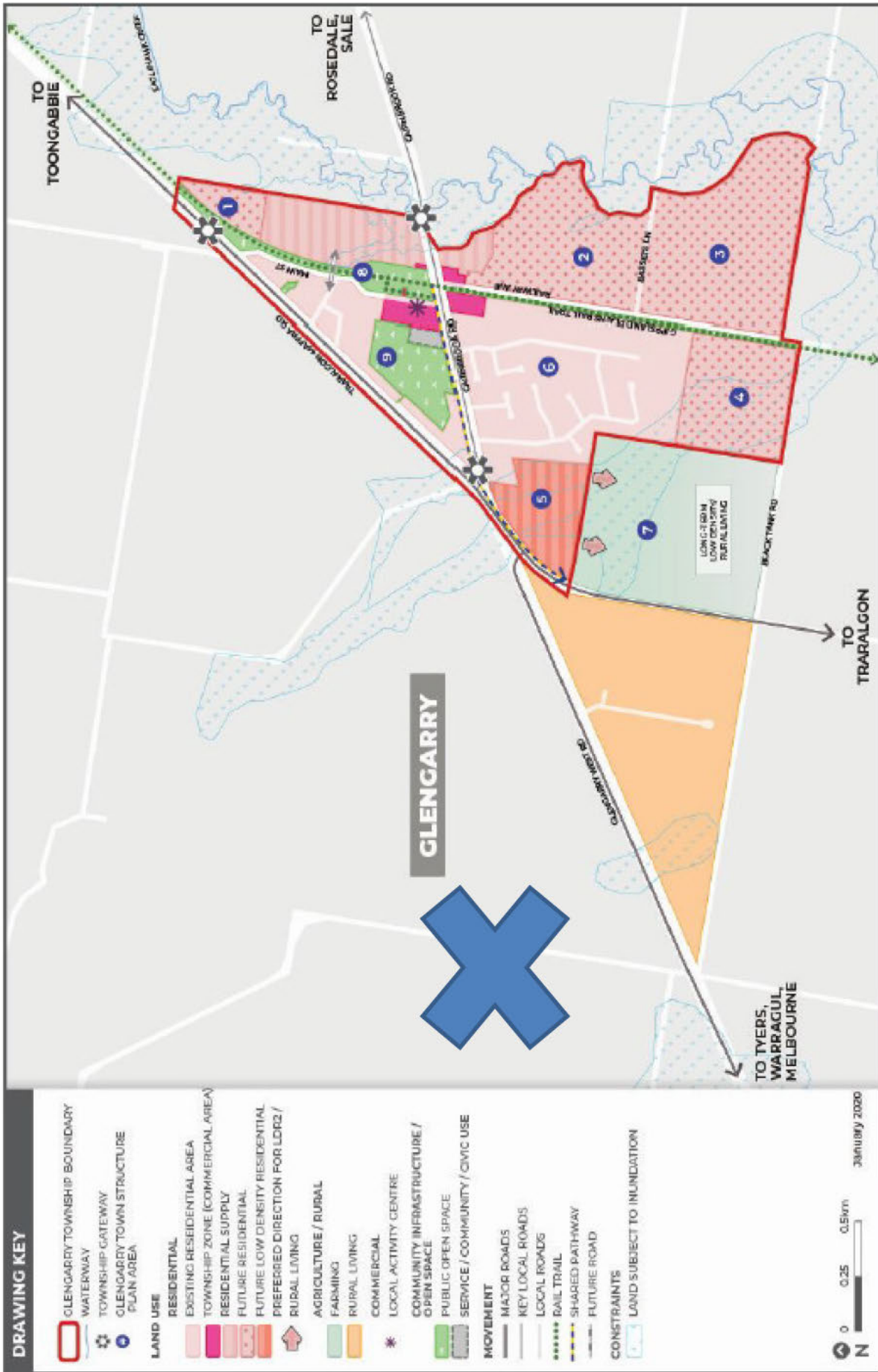
Protect public open space areas including the Gippsland Rail Trail (GTSP Areas 8 & 9).

Policy documents

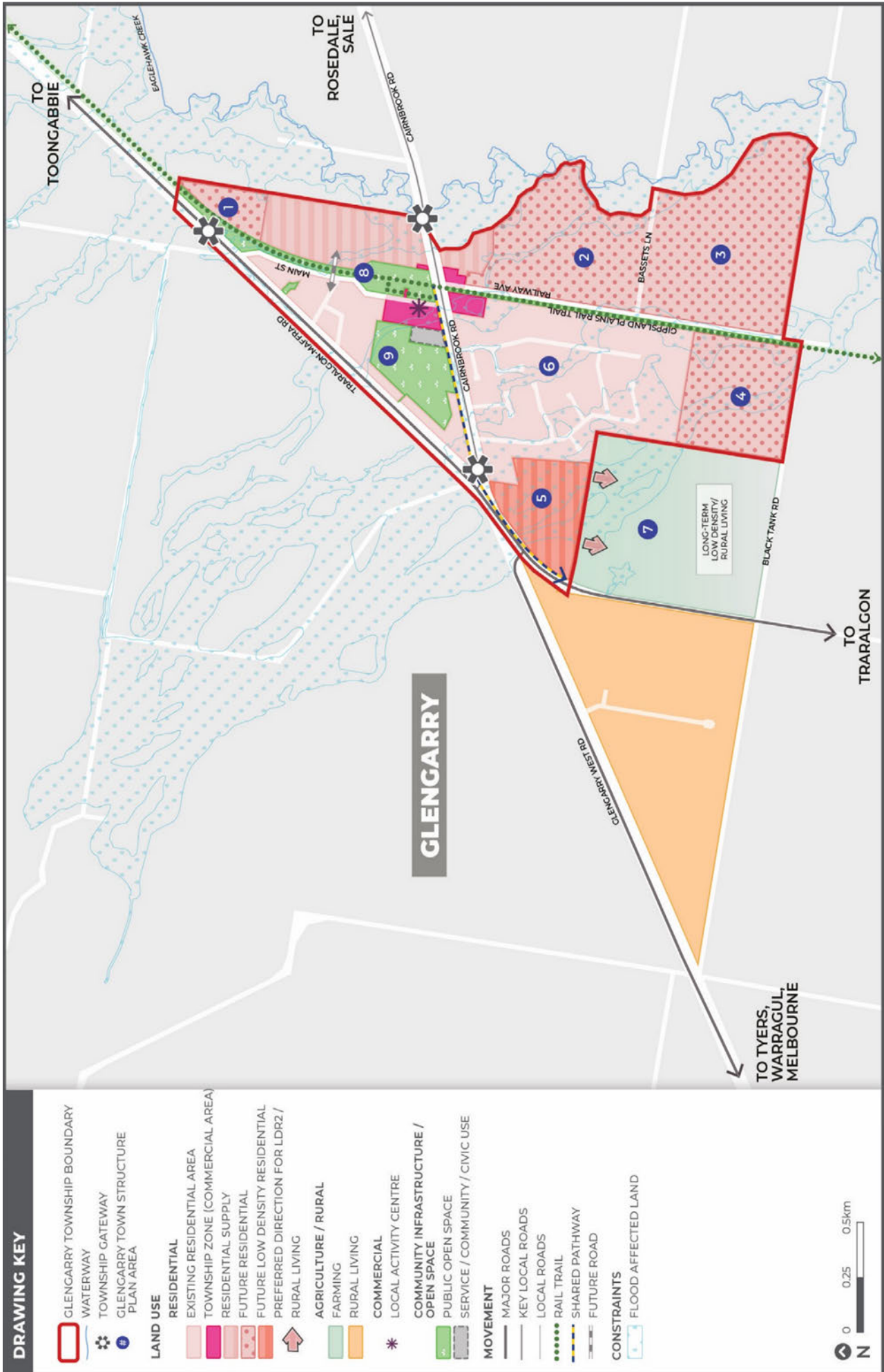
Consider as relevant:

- *Small Town Structure Plans: Boolarra, Glengarry & Tyers* (NBA Group Pty Ltd, 2009)
- *Traralgon Growth Area Framework* (Hansen Partnership, 2013)

Glengarry Town Structure Plan (GTSP)



LATROBE PLANNING SCHEME



Submitted on Wed, 2022-03-02 18:30

Submitted by: Anonymous

Submitted values are:

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Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Your Submission

My submission is

In regards to the Latrobe Planning Scheme for the Notice of the preparation of an amendment - Amendment C131latr.

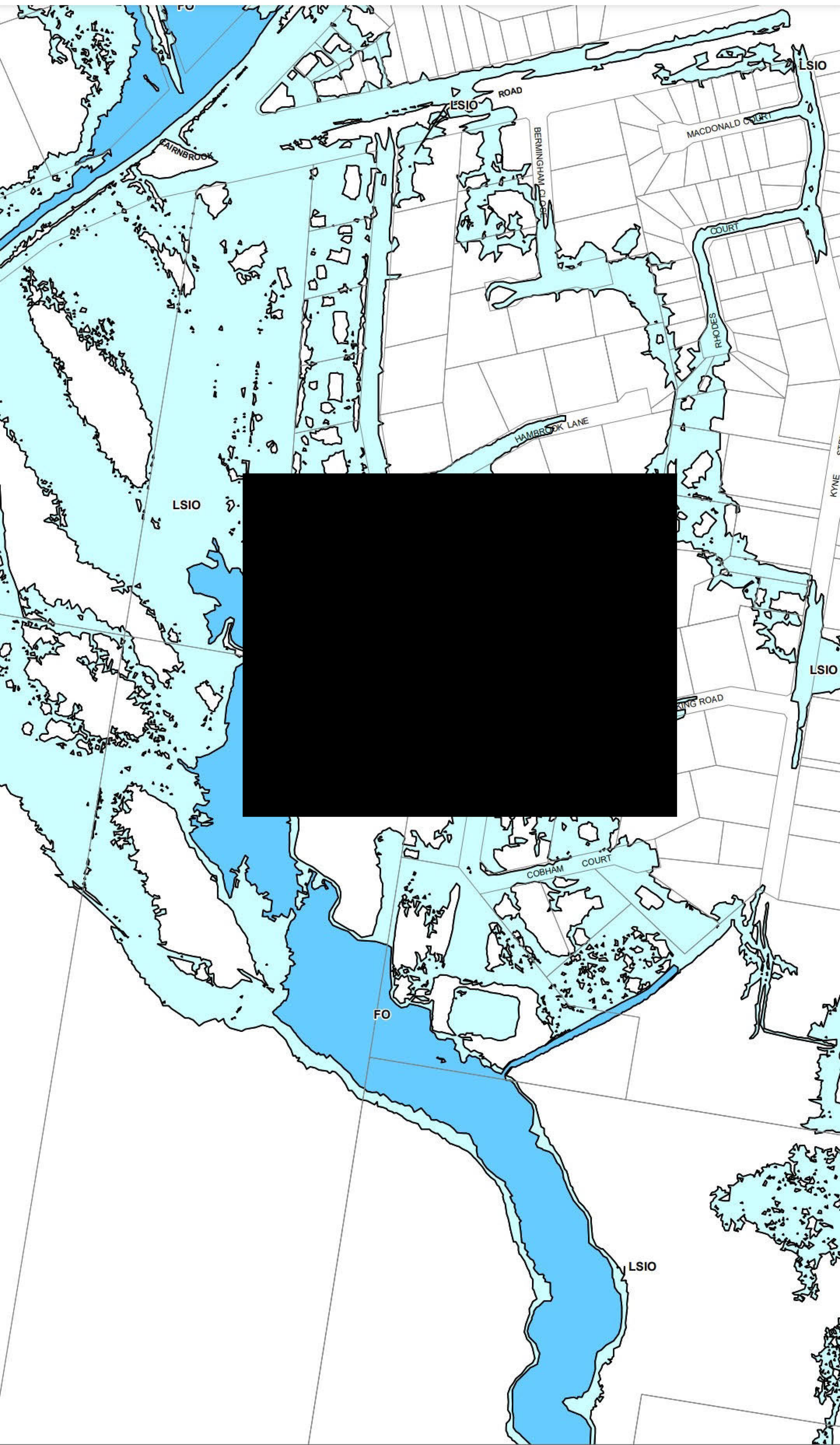
I have reviewed the LSIO map provided around my property [REDACTED] and believe it to be inaccurate and not up to date. We have only recently built and developed in the past year, and strongly disagree with the proposed amendment due to inaccuracy. Also I would like to know why amendment shows most of our block with LSIO, but area directly [REDACTED] is lower than our land and remains largely unchanged.

I have attached a screenshot and marked my property with a red circle. I would love to discuss further and happy to meet with council representative to discuss.

[REDACTED]
[REDACTED]

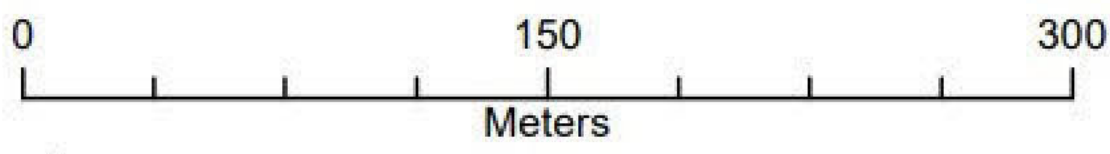


Amendment C1...



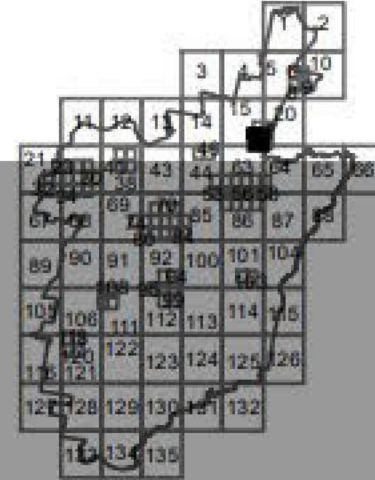
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Australian Map Grid Zone 55

INDEX TO ADJOINING SCHEME



Planning Group
 Printed: 27/07/2021
 Amendment Version: 1



Environment
 Land, Water
 and Planning

Hi [REDACTED] or Proper Officer.

I am the resident and property owner of [REDACTED].

I have received notice of the proposed overlay LSIO AM C131,

This letter is to notify Latrobe City that I am not in support of the proposed planning change. Just to let you know that [REDACTED] from the water catchment has not called.

I do not believe this overlay is necessary. There are no nearby bodies of water, and the area was not affected in the recent Traralgon Creek event. The properties listed in the overlay are at least a kilometer away from the nearest point of Traralgon Creek.

I would like to request that the overlay amendment affecting Strathcole Drive be cancelled, or at a minimum a deferral so that additional information may be collected.

The reasons for my request are as follows:

1) My property has a gentle slope of about 0.95 - 1 meter from the highest point near the southern side of the back fence to the edge of my property at the Northern side of the front fence. I am in the process of manually surveying the properties on [REDACTED] with help from other land owners in this area to create a more accurate picture of the area. At present I have made measurements of my own property and found that [REDACTED] has an average grade of 2.3% between the rear fence line to the front boundary. Additional data from the other properties subject to this amendment will be available shortly.

2) The street itself is lower again by 40-45cm than the front property boundary. I would like council to supply me with the size and dates of any installation for the storm water pipes that run along my property. The size and depth of the drain pits put in to [REDACTED]. The building approvals with drainage for business and housing that has been built since the year 2000 onward.

3) I have owned the property since 1994 in that time i have had many rain events that have always flowed out of the property, and never caused any flooding. in 2007 there was 1 rain event that caused my property to be flooded, this was due to a lack of drainage infrastructure and maintenance on the properties that had been approved on the southern end of the area. With the large pits that have been installed in [REDACTED] and regular cleaning of street gutters we have never had a flood from any rain event since. The water has always flowed along the driveway or spoon drain to Strathcole Drive successfully.

4) This neighborhood is 40 years old. This is a long time for a property to be standing before it gets picked up as land subject to inundation unless something has changed between 1980 and 2022.

5) The overlay will adversely affect the values and costs associated with maintaining these properties.

Thank you for your time,

--

[REDACTED]

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From: [REDACTED]
Sent: Wed, 29 Jun 2022 10:29:46 +1000
To: [REDACTED]
Subject: FW: Amendment C131 (Flood Overlays Update) - [REDACTED]
Attachments: image001.jpg, image002.jpg, image003.jpg, image004.jpg, image005.jpg, 0.png, image002.jpg

From: [REDACTED]
Sent: Wednesday, 15 June 2022 8:29 PM
To: [REDACTED]
Subject: Re: Amendment C131 (Flood Overlays Update) - [REDACTED]

[REDACTED]
So long as my property has no overlay of any type on it. I am happy to proceed in dropping the submission to council. Thanks for letting me know

Kind regards [REDACTED]

On Wed, Jun 15, 2022, 2:58 PM Aaron Burness [REDACTED] > wrote:

Hi [REDACTED]

Thank you for the call. As I mentioned, I am advising you that the WGCMA have reviewed the modelling following public exhibition of Amendment C131. Your lot is no longer expected to be affected by the flood overlays under the amendment.

Attached is an image depicting the new modelling to confirm this. Your property is marked in red highlight, and the updated overlay in yellow.

Can you please confirm whether you wish to proceed with your submission objecting to the amendment, or if you are satisfied with this information and wish to withdraw your submission?

Regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

P 1300 367 700

W www.latrobe.vic.gov.au

PO Box 264, Morwell 3840

Please note my working hours are as follows:

Wednesday to Friday 8.15am – 4.45pm

Submission 31

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Submitted on Thu, 2022-03-03 09:53

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Confidentiality

Please withhold my name from public documents such as Council reports

Your Submission

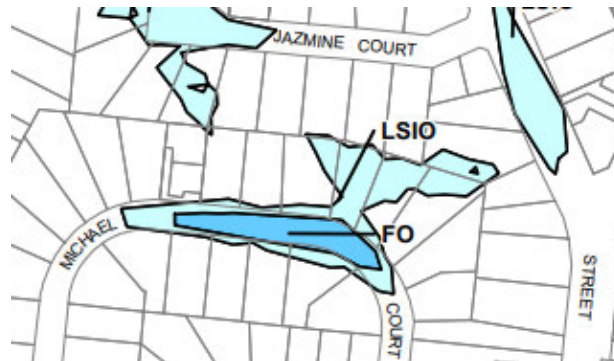
My submission is

This submission relates to amendments to the planning scheme with regard to Flood Overlays and Land Subject to Inundation Overlays in [REDACTED]

[REDACTED]

Planning amendment C131 – Flood Overlay

My submission relates to the Flood Overlay and Land Subject to Inundation Overlay for [REDACTED] Traralgon as detailed in the following diagram.



I have had various discussions with both staff from the Council and WGCMA and have been provided with various documents. From these discussions I am advised that the modelling in the 2016 Traralgon Flood Study concluded that the drainage system will not sustain a follow event based on the modelling. At no time was I able to obtain a copy of the modelling showing how this conclusion was reached. The following reports were provided to me but only included summary information and no detail on the Flood Overlay for [REDACTED]

- Traralgon Flood Study 2016
- Traralgon Flood Study – Data Review
- Traralgon Flood Study -Hydrology
- Traralgon Flood Study - Hydraulics
- Traralgon Flood Study – Assess and Treat Risk

No information could be provided or was not provided on the following:

- Details in the modelling including assumptions
- The event used in the modelling
- The catchment for this FO and LSIO
- The volume of water required to create the FO or LSIO
- Topography of the area
- Any Council documents detailing the stormwater drainage system could not manage a major rain event
- Details on what capacity the drainage system could manage
- Any reviews that the Council has undertaken on the suitability of the drainage system
- How this area was identified as having water inundation compared with other areas in Traralgon
- Information that the council drainage system is inadequate for this type of event.

As limited information is available to make an assessment, we are therefore led to believe that the modelling is correct even though assumptions have been made with regard to Council stormwater infrastructure. The study was undertaken over 6 years ago and conditions may have changed, no physical look at the area has occurred, there is no previous history of this area being inundated as detailed in the study, LIDAR data used in the modelling is over 10 years old, none of the reports have made any reference specifically to Michael Cr., modelling has not taken into account recent substantial rain events e.g. rain event in December 2021 and so on. A small change in modelling assumptions could have the effect of changing the entire outcome.

It needs to be noted that this area has never incurred a flood event as is shown on the FO or LSIO. There is no history which can be used to assist the outcomes of the modelling. The modelling has used assumptions on council drainage infrastructure as this information was not available or not provided when the modelling was undertaken. There have been significant rain events that have occurred in the past that should have been used to assist in the modelling. In none of these events did water inundation occur to the level shown on the planning amendment.

The Traralgon Flood Study 2016 detailed that information was provided as part of this study on details of flood information in the form of data and maps. This information could not be located and therefore could not be provided for the [REDACTED] or LSIO. These reports advised:

Data Tables

Data tables in excel CSV format were provided for the following:

- A list of all properties impacted by the design flood events detailing property location, address and maximum depth of flooding at each property.
- Flood damages for all design events under existing conditions as well as the two mitigation options modelled. This allowed for the average annual damages to be assessed.

Maps

The flood response inundation maps have been produced for a number of design flood events:

Each map includes:

- Flood extent,
- Flood level contour at 1m intervals,
- Depth of inundation,
- Identification of essential services,
- Major Road/street names
- Cadastral base
- Gauge height indication for the Traralgon Creek at Traralgon.

Affected areas

The following shows [REDACTED] looking east and west and the area in front of [REDACTED] which would be totally inundated with water. The volume of water to create this type of inundation would need to be extremely large to cover the areas identified as FO or LSIO.



Looking east with the modelling indicating that this area will be inundated with water plus properties



Looking west with the modelling indicating that this area be inundated with water



Modeling indicates that this area will be inundated with water

Overall Comments

The Flood Study did not include the entire Traralgon Urban area. Therefore the only modelling undertaken relates to this area and not all possible areas that might have flood overlays based on the modelling. The flood study also concentrates on the effect of flooding on the Traralgon Creek with minimal information about stormwater flooding. Some of the diagrams in the reports indicated that the potential of [REDACTED] flooding goes back to before 2012. Why has there not been any work undertaken to improve stormwater management i.e. increase in the number of stormwater drains in the court.

Details on modelling for [REDACTED] which show how the FO and LSIO was determined for this area needs to be provided. This include assumptions in the modelling, any reference to past events plus the data sets and maps that were advised in the Flood Study Report for [REDACTED]

In the case of [REDACTED] no history is available and therefore whether the area indicated will be flooded or not is unknown. There is no way for the modelling to categorically predict that this will occur as there are many assumptions that have been applied in the modelling.

The modelling in [REDACTED] does not differentiate the inundation caused by storm water infrastructure and rain run off for the court and properties.

A face-to-face meeting with council and WGCMA officers needs to occur to explain answers to questions and issues raised in this application.

This should be the case for any FO or LSIO that the modelling has indicated for any streets or properties in Traralgon affected by storm water inundation caused by drainage infrastructure.

For [REDACTED] to be identified as having FO and LSIO planning requirements without having details of the modelling and knowing that this area has had significant rainfall events with the area indicated in the amendment not being inundated to this level is hard to understand. It needs to be noted that [REDACTED] has had water remaining on the road after a significant down pour but this dissipated nearly as soon as it appeared. Based on what has occurred in the past, it is thought that the area identified as FO is more likely to be LSIO.

Planning amendment C131 – Flood Overlay

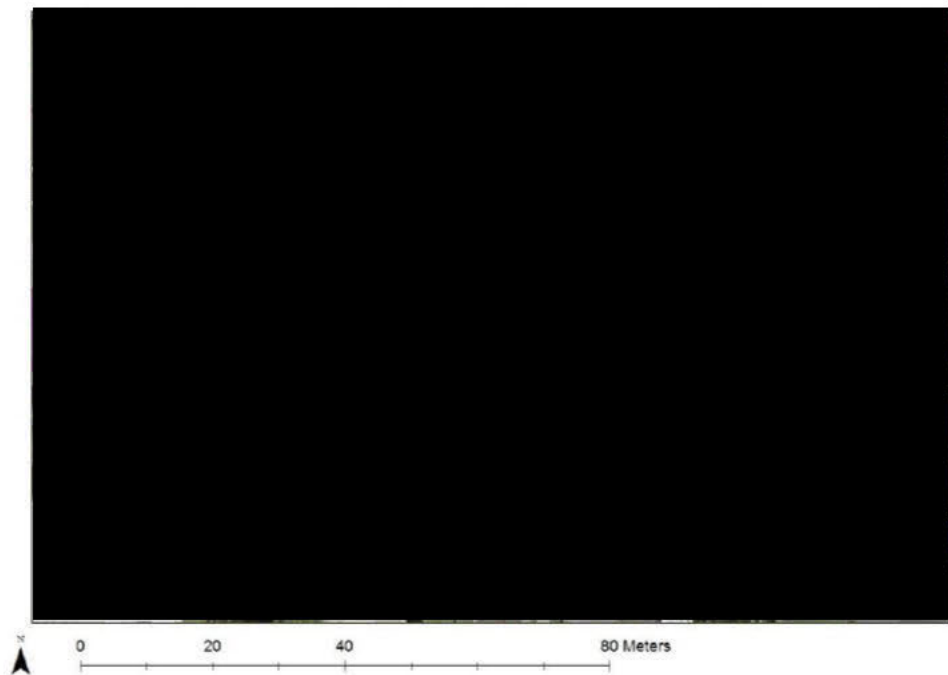
Properties located at [REDACTED]

Before I start my application the following general observations on the Traralgon Flood Study (2016) are made:

- The flood study does not include all urban areas in Traralgon. What is the reason for this?
- The flood study mainly references the effects of the Traralgon Creek flooding and includes limited information on Traralgon urban inundation based on the inability of drainage infrastructure/surface water to manage a severe rainfall event
- There maybe properties and areas outside the area included in the study that will incur water inundation
- There is no concise definition of LSIO other that it relates to depths less than .3m. a concise definition is required.
- Would a property that has 5 or 10 mm of inundation be defined as having LSIO
- It is thought that if an event of 50mm of rain in 30 minutes occurred, that most property in Traralgon and in fact other areas would have incurred water inundation of less than .3m.
- Modeling is only as good as the information provided and this flood modelling includes many assumptions
- How is modeling applied to properties affected by surface water inundation when the property is not visited? Would not there be a requirement that all properties be visited to ensure that modelling assumptions are correct.
- Does the modeling correctly show areas that will be inundated as in some cases only part of houses are shown as being affected where they are built on a concrete slab.
- The modelling for properties has no history as a basis for this modelling
- Modelling for properties affected by the Traralgon Creek have years of history that can be applied to the modelling.
- Water inundation due to drainage infrastructure not being adequate and surface run off is not clearly detailed on maps showing areas having FO and LSIO.
- No mention has been made in the study as to whether Latrobe Council has done an assessment of modelling on the drainage system
- Latrobe Council has not advised that their drainage system will not handle an extreme event
- Was the same Mannings value used in the modelling applied to all properties. If so, all properties are not the same in relation to obstacles, soil type, vegetation etc.
- LIDAR data cannot be used where properties are covered with trees which possibly eliminates these properties from the modelling
- The study and some information is now more 6 years old and changes may have occurred in this time that could change modelling outcomes.
- Has other towns in Latrobe City had studied undertaken to assess whether properties will be inundated with water due to drainage infrastructure
- LIDAR data used in the modelling is now over 6 years old and the modelling is also over 6 years old.

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The following map is provided indicating the main affected properties in [REDACTED]



The properties shown on this diagram on the north side of [REDACTED] are numbers [REDACTED]. Information relating to this application relates to these properties.

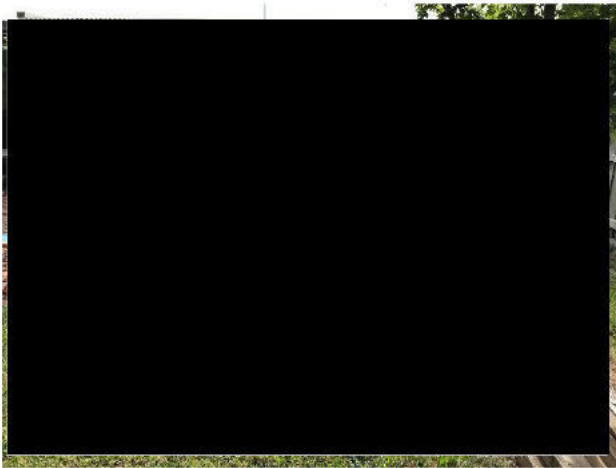
[REDACTED]



The modelling indicates that this property will be inundated with water as shown on the diagram. Inundation at the front of the property relates to the stormwater drain in [REDACTED] assessed as not been able to manage the rain event included in the modelling. The water inundation at the rear of the property relates to surface water. The modelling does not indicate whether LSIO relates to the drainage system or surface water.

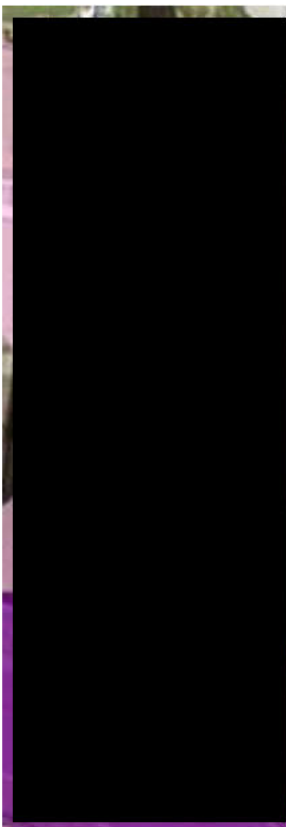
As the site has not been visited and contours on height levels have been assess via LIDAR, the modelling does not know the height of the building, whether the building is on a slab, whether the slab is flat etc. To determine the characteristics of this property and to ensure that the modelling assumptions are correct, a visit needs to occur.

The level of inundation shown (LSIO) is incorrect for this property as it is on a slab that is set above the ground level and the building slab is on two levels. Also, how can a house that is built on a slab only be partially inundated with water. The modelling indicates that only part of the house will be inundated even though it is on a slab foundation.



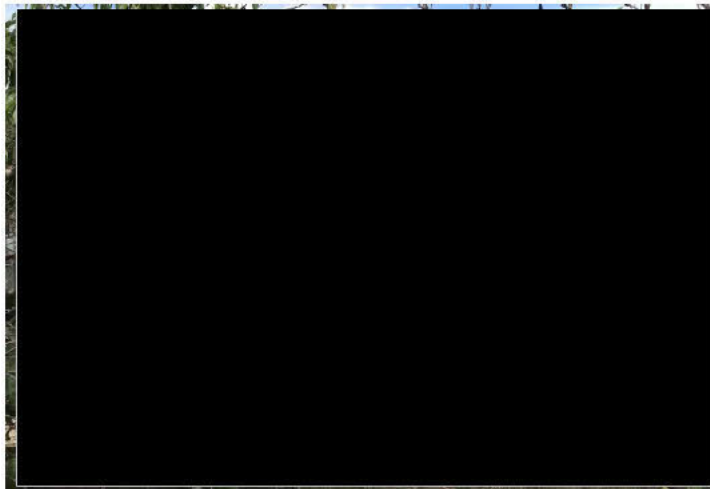
This photo shows the back yard which is supposed to be inundated. This yard is a confined space with an undulating surface. Where is the water inundation relating to this property being generated from?

The modelling is only as good as the assumptions made. As no site visit has been made, any obstacles, soil permeability, vegetation etc. has not been assessed in the modelling.

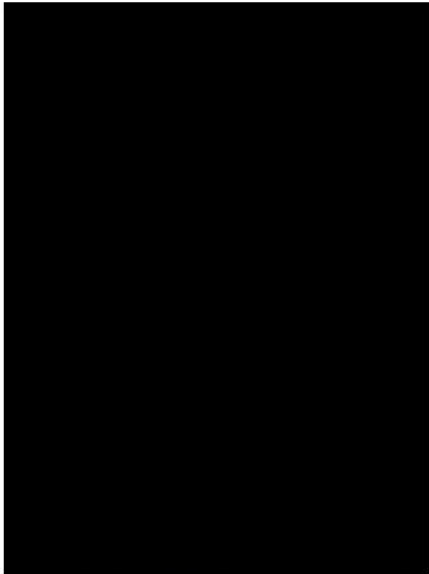


This property will completely be inundated with water. Whether this inundation is caused from the storm water drainage or surface water is not known as the modelling does not differentiate this on the diagram.

What will cause this inundation is not clear. This property is on an undulated block with vegetation and topography that may affect any water residing on the property. The photo below shows the back yard.

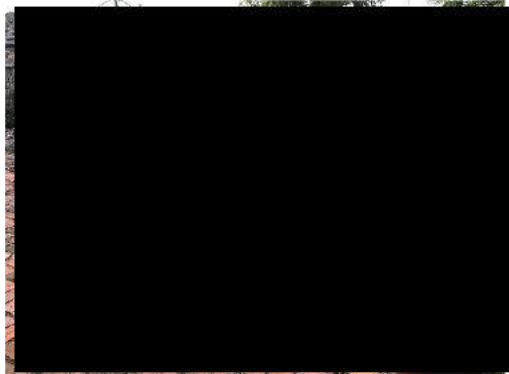


[Redacted]



This property will be inundated as shown on the diagram. Again only part of the house is affected even though it is on a slab. Also, the entire backyard is affected. This inundation can only be caused by surface water. It is assumed that this is caused by surface water from [Redacted]

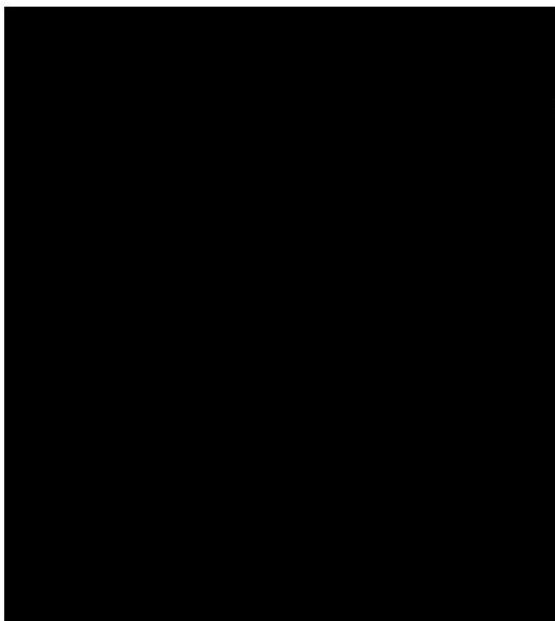
The backyard is undulating and understanding how the surface water inundation will occur is somewhat unknown as the property to the north will not be affected.



This the backyard that will be inundated and to the left is a large shed.

The block is undulating and again how the any surface water that accumulated here that meets the requirements of LSIO is unknown

[Redacted]

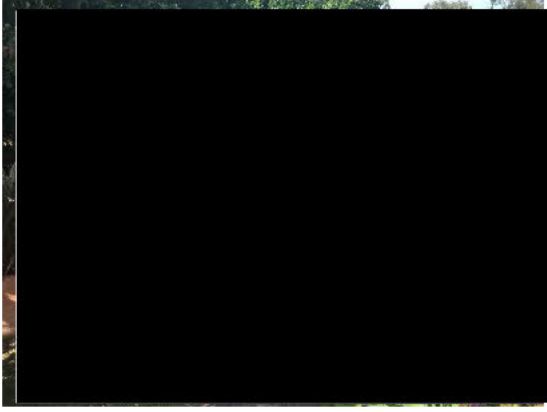


Open drain

This is the least affected property but it is understood that all the runoff from properties [Redacted] will end up in the low point located to the north east of [Redacted]

In the south east corner of the property to the north is an open drain at the low point which is design to take any surface water that may remain on the ground. This open drain needs to be included in the modelling.

The modelling indicates that water inundation will occur on the north west corner of the building. Again this building is on a slab so why is the whole area not affected.

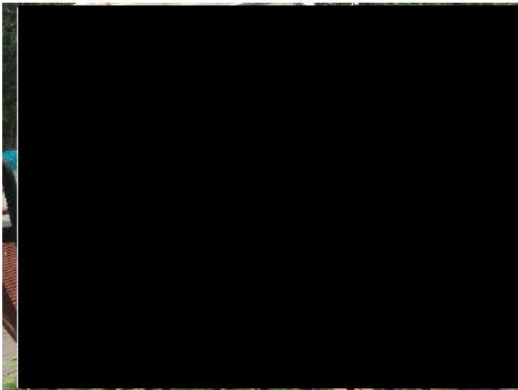


This modelling indicates that these areas will be inundated with water and that the open drain will not be able to manage the surface water.

To inundate this area based on the modelling, a large volume of water would need to be in this area. This water would cover the swimming pool which is set down and the back yard.

It needs to be noted that it is thought that at the lowest point that the depth of this water will need to be approximately .38m.

If water reached the north west corner of the building, other areas of the property would also be affected which are not shown by the modelling.



Concluding Comments

The modelling indicates that surface water will occur with the event on all the above properties. The modelling needs to take into account any buildings, structures, vegetation, soil permeability etc. to truly know the impact of the event in the modelling. It would also need to include the open drain.

As no details on the modelling has been provided including assumptions about the capacity of the stormwater infrastructure to handle this event, it is hard to comment on the likelihood of this event occurring.

The questions and observations mentioned in this document need to be answered and details indicated in the Flood Report provided.

Based on viewing the areas affected and the modeling not indicating that all properties in the vicinity will be affected by inundation, it is hard to understand how the modelling has come to the conclusion. As previously mentioned, modelling is only as good as the information provided at the time to make an assessment.

These properties have never been inundated as shown on the LSIO modelling. This study occurred over 6 years ago and conditions may have change over this time. Also, significant rain events have occurred with no inundation on these properties as detailed in the LSIO. The latest being in December 2021. There has been no mention as to the effect of these past rain events in any of the reports. It is thought that these events need to be mentioned in the report and what inundation occurred.

All urban areas in Traralgon were not included in the Flood Study and this leads to the point as to whether all properties are being treated the equally.

I believe a face-to-face meeting needs to be organized with council and WGCMA officers to discuss items in this document as well as information provided on the modelling specific to these properties.

From: [REDACTED]
Sent: Wed, 29 Jun 2022 10:35:31 +1000
To: [REDACTED]
Subject: FW: Amendment C131 (flood overlays) - Update

From: [REDACTED]
Sent: Tuesday, 14 June 2022 4:14 PM
To: [REDACTED]
Subject: RE: Amendment C131 (flood overlays) - Update

Hi [REDACTED]

As [REDACTED] and properties in [REDACTED] are no longer included in Amendment C131 (flood overlays), I confirm that I no longer wish to proceed with my submission.

Regards

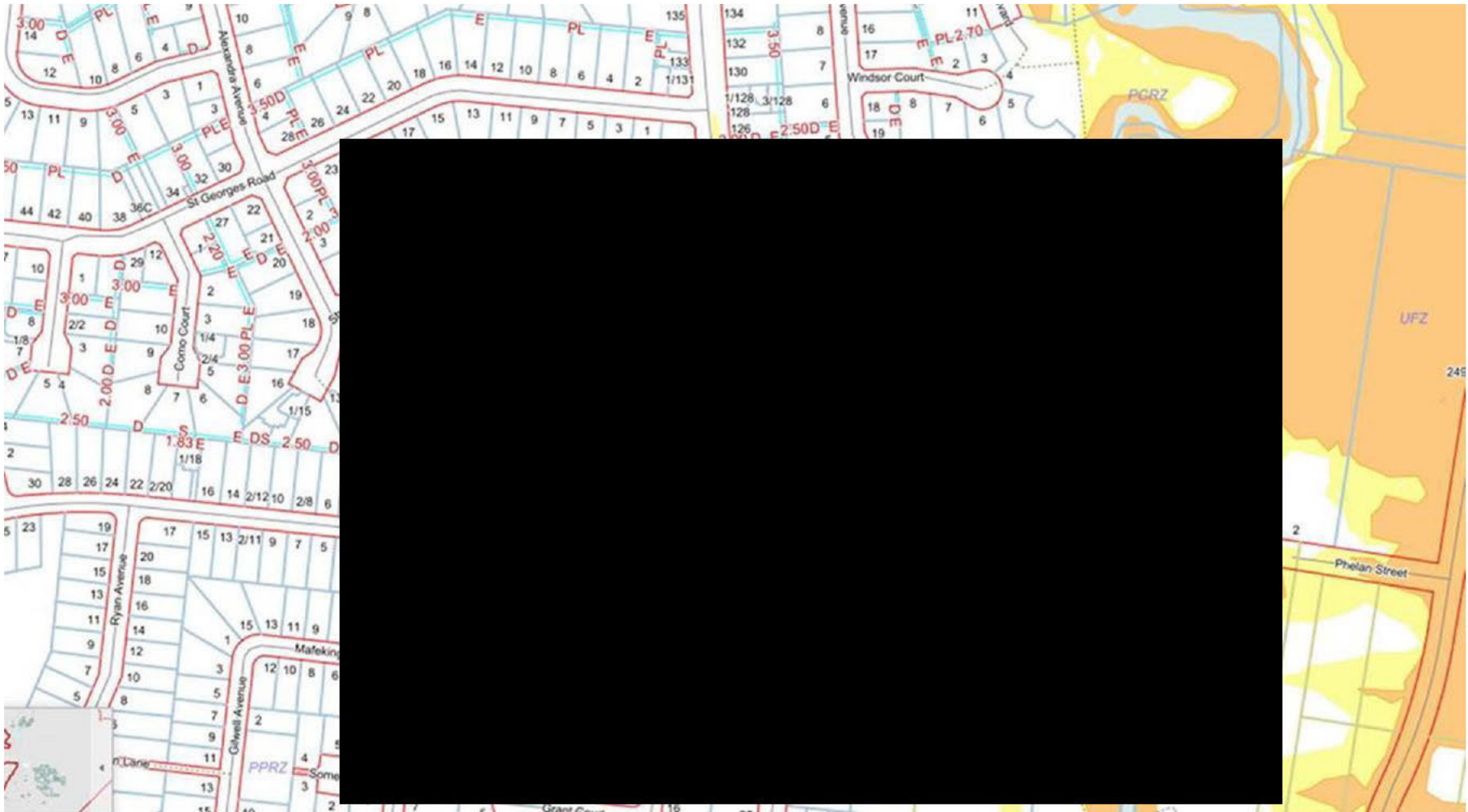
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Tuesday, 14 June 2022 10:01 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Amendment C131 (flood overlays) - Update

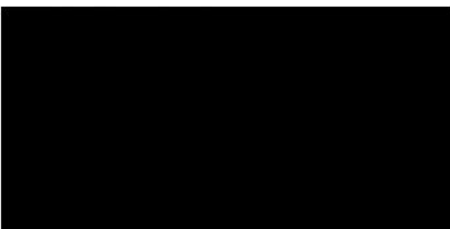
Hi [REDACTED]

The WGCMA have provided us with their updated mapping. The overlays now proposed under this amendment are shown in orange (Floodway overlay) and yellow (Land Subject to Inundation Overlay) below. As you can see, your property (highlighted in red) has been removed from the proposed flood overlays area.

Given the changes to the mapping and impacts on your property, can you please kindly confirm whether you wish to proceed with your submission objecting to the amendment, or if you are satisfied and wish to withdraw your submission? Happy to discuss.



Thanks



P 1300 367 700

W www.latrobe.vic.gov.au

PO Box 264, Morwell 3840



Please note my working hours are as follows:

Monday and Tuesday from 7.00am to 8.15am and 8.45am to 4.00pm

Wednesday from 7.00am to 8.15am and 8.45am to 3.00pm

Thursday and Friday from 7.00am to 8.15am and 8.45am to 4.00pm

From:

Sent: Friday, 10 June 2022 5:27 PM

To: [REDACTED]
Subject: RE: Amendment C131 (flood overlays) - Update

Hi [REDACTED]

Thank you for following up on my submission.

I will wait until I receive the updated mapping. If this is not received before next week's special council meeting should I still attend this meeting.

Regards

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Friday, 10 June 2022 3:27 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Amendment C131 (flood overlays) - Update

Hi [REDACTED]

Please note that [REDACTED] has gone on leave for the next few weeks. I have been in contact with the WGCMA who have confirmed that your property at [REDACTED] will be removed from this amendment and the modelling reviewed at a later date.

We'll provide you with the updated mapping next week and confirm whether your concerns are addressed by this change, or if you wish to progress with your submission objecting to the amendment.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Wednesday from 7.00am to 8.15am and 8.45am to 3.00pm

Thursday and Friday from 7.00am to 8.15am and 8.45am to 4.00pm

From: [REDACTED]
Sent: Thursday, June 2, 2022 5:42:24 PM
To: [REDACTED]
Subject: RE: Amendment C131 (flood overlays) - Update

Hi [REDACTED],

At this meeting will questions that still have not been answered by WGCMA in emails that I have forwarded to them be addressed as well as questions in my submission directed to Council.

Regards

[REDACTED]
[REDACTED]

From: [REDACTED] r [REDACTED]
Sent: Thursday, 2 June 2022 5:17 PM
Subject: Amendment C131 (flood overlays) - Update

Good afternoon,

Please find attached an invitation for an upcoming meeting for Amendment C131.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

P 1300 367 700

W www.latrobe.vic.gov.au

PO Box 264, Morwell 3840



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From: [REDACTED]
Sent: Wed, 02 Mar 2022 15:51:30 +1100
To: Latrobe Central Email
Subject: Amendment C131 - CS 001040 / [REDACTED] Proposed Flood Overlay
Attachments: Letter Latrobe Planning Scheme Amendment.pdf, Proposed Flood Overlay - Amendment C131.pdf, Current Flood Overlay.pdf

Hi Strategic Planning

Please refer to the below objection from the owners of this complex.

There was no reported damage or impact to this property with the recent flood events in Traralgon.

As such, there is no reason to extend the flood overlay to include this address.

We respectfully request you do not include this property in the new flood overlay map.

Regards,

[REDACTED]



[REDACTED]

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Owner corporation plan No. [REDACTED] for [REDACTED] a current Latrobe planning scheme amendment (see the attached letter which has been distributed to all body corporate owners via Council) which proposes to include [REDACTED] and associated properties in a new flood overlay. See attached Proposed Flood Overlay and Current Flood Overlay.

Unless we act this proposed flood overlay will affect the value our body corporate insurance as well as property values, it may also mean that the body corporate and individual owners are unable to insure.

Note we only have until the 7th of March to submit an objection to the amendment.

1. The owners of this property object to the amendment, particularly as some owners have lived at the address for over 20 years and they can not recall any times water has entered the grounds.
2. This written submission to strategic planning on behalf of the Owners Corporation objecting to the proposed amendment C131, and proposing to amend amendment C131 including planning scheme maps 56LSIO-FO to exclude [REDACTED] from the flood overlay.

Owners have owned these units since before 2005 and they have observed flood water levels further down the street during some major flood events, but in this time period, they have never seen water enter the grounds, during any flood event. This includes the most recent major floods in June 2021 whereby an all-time record Traralgon Creek flood level was observed (5.76m).

Ref No: C131

MT:JO

31 January 2022

[REDACTED]
[REDACTED]

Dear Sir/Madam,

LATROBE PLANNING SCHEME, AMENDMENT C131 (FLOOD OVERLAYS) - NOTICE OF PREPARATION OF AN AMENDMENT UNDER THE PLANNING AND ENVIRONMENT ACT 1987

Latrobe City Council has prepared Amendment C131 to the Latrobe Planning Scheme, which proposes to update flood controls based on modelling from the *Latrobe River Flood Study (2015)* and the *Traralgon Flood Study (2016)*.

The amendment affects 65,614ha of land within the Latrobe municipality which is within proximity of the Latrobe River and the Traralgon Creek, and considered to be at risk of flooding.

The Amendment seeks to:

- Amend Clause 02.04 (Strategic Framework Plans) to include a new Strategic Framework Plan;
- Amend Clause 11.01-1L (Glengarry) to include a new Glengarry Town Structure Plan (GTSP);
- Amends the Schedule to Clause 72.03 (Schedule to Clause 72.03 What Does This Planning Scheme Consist Of?) to reflect the amended FO/LSIO mapping;
- Deletes Planning Scheme Maps LSIO-FO Map Nos. 2LSIO-FO, 5LSIO-FO, 6LSIO-FO, 7LSIO-FO, 8LSIO-FO, 9LSIO-FO, 10LSIO-FO, and 52LSIO-FO;
- Amend Planning Scheme Maps LSIO-FO Map Nos. 11LSIO-FO, 14LSIO-FO, 15LSIO-FO, 16LSIO-FO, 17LSIO-FO, 18LSIO-FO, 19LSIO-FO, 20LSIO-FO, 21LSIO-FO, 22LSIO-FO, 23LSIO-FO, 24LSIO-FO, 25LSIO-FO, 26LSIO-FO, 28LSIO-FO, 29LSIO-FO, 34LSIO-FO, 35LSIO-FO, 37LSIO-FO, 38LSIO-FO, 41LSIO-FO, 42LSIO-FO, 43LSIO-FO, 44LSIO-FO, 47LSIO-FO, 48LSIO-FO, 49LSIO-FO, 50LSIO-FO, 56LSIO-FO, 60LSIO-FO, 61LSIO-FO, 63LSIO-FO, 64LSIO-FO, 65LSIO-FO, 66LSIO-FO, 68LSIO-FO, 69LSIO-FO, 70LSIO-FO, 72LSIO-FO, 73LSIO-FO, 74LSIO-FO, 77LSIO-FO, 78LSIO-FO, 79LSIO-FO, 82LSIO-FO, 83LSIO-FO, 84LSIO-FO, 85LSIO-FO, 86LSIO-FO, 87LSIO-FO, 88LSIO-FO, 91LSIO-FO, 92LSIO-FO, 93LSIO-FO, 94LSIO-FO, 96LSIO-FO, 97LSIO-FO, 99LSIO-FO, 100LSIO-FO, 101LSIO-FO, 102LSIO-FO, 104LSIO-FO, 106LSIO-FO, 107LSIO-FO, 108LSIO-FO, 109LSIO-FO, 110LSIO-FO, 111LSIO-FO, 112LSIO-FO, 114LSIO-FO, 115LSIO-FO, 116LSIO-FO, 117LSIO-FO, 118LSIO-FO, 119LSIO-FO, 120LSIO-FO, and 121LSIO-FO.

- Inserts Planning Scheme Maps LSIO-FO Map Nos. 4LSIO-FO, 32LSIO-FO, 33LSIO-FO, 40LSIO-FO, 51LSIO-FO, 55LSIO-FO, 57LSIO-FO, 62LSIO-FO, 67LSIO-FO, 71LSIO-FO, 76LSIO-FO, and 112LSIO-FO.

We are writing to you because you may be affected by the proposed amendment. According to Latrobe City Council records you own and/or occupy land that has been identified as being of interest in regards to the contents of the proposed Planning Scheme Amendment.

Enclosed with this letter is the formal notice of the amendment which is being sent in accordance with Section 19 of the *Planning & Environment Act 1987* (the Act).

Full details of the amendment can be found on Latrobe City Council's website:

https://www.latrobe.vic.gov.au/Property/Development/Planning_Scheme_Amendments/Current_Planning_Scheme_Amendments

Or you may inspect the amendment documentation at the following locations:

- 141 Commercial Road, Morwell Vic 3840,
- 34-38 Kay Street, Traralgon Vic 3844,
- 1-29 George Street, Moe VIC 3825,
- 9-11 Phillip Parade, Churchill VIC 3842
- At the Department of Environment, Land, Water and Planning website www.delwp.vic.gov.au/public-inspection

The amendment will be on public exhibition from 3 February 2022 to 7 March 2022 and this is your opportunity to make a submission to the proposed Amendment.

Officers are available to discuss the amendment via Zoom information sessions. To schedule a 1:1 Zoom meeting with a Council Planner at one of these sessions, please contact Strategic Planning on 1300 367 700 or email StrategicPlanning@latrobe.vic.gov.au

Information sessions are scheduled for:

- Monday 7 February, 10am-7pm
- Wednesday 9 February, 11am-7pm
- Monday 14 February, 11am-7pm
- Wednesday 16 February, 10am-7pm
- Tuesday 22 February, 10am-7pm

Any person may make a submission about the amendment, please note that the closing date for a written submission is 7 March 2022. A submission may be in support or not in support of the proposed amendment; additionally, a submission can just provide general feedback/comments for consideration. If you do make a submission, please be sure to specify which amendment your submission applies.

All submissions must be sent to:

Attention: Strategic Planning

Latrobe City Council

PO Box 264

MORWELL VIC 3840

Alternatively, submissions can be sent to Latrobe@latrobe.vic.gov.au

Please note that all submissions in relation to Amendment C131 are being collected by Latrobe City Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987* (the Act). If you do not provide your name and address, Latrobe City Council will not be able to consider your submission.

Your submission will be available for any person to inspect during office hours free of charge for a period of two months after the amendment comes into operation or lapses. Copies of your submission may also be made available on request to any person for the relevant period as set out in the Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

If you require further information, please contact Miriam Turner on phone 0429 394 376 or email miriam.turner@latrobe.vic.gov.au

Yours sincerely

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering contact information.

Planning and Environment Act 1987

LATROBE PLANNING SCHEME

Notice of the preparation of an amendment

Amendment C131latr

The Latrobe City Council has prepared Amendment C131latr to the Latrobe Planning Scheme.

The Amendment applies to 65,614ha (Vic Map data) of land within the Latrobe municipality which is within proximity of the Latrobe River and the Traralgon Creek, and considered to be at risk of flooding.

The Amendment implements the recommendations of the Latrobe River Flood Study (2015) and the Traralgon Flood Study (2016) into the Latrobe Planning Scheme. The Amendment proposes to Amend Clause 02.04 (Strategic Framework Plans) to include a new Strategic Framework Plan, Amend Clause 11.01-1L (Glengarry) to include a new Glengarry Town Structure Plan (GTSP), and Amends the Schedule to Clause 72.03 (Schedule to Clause 72.03 What Does This Planning Scheme Consist Of?) to reflect the amended FO/LSIO mapping.

The Amendment amends Planning Scheme Map Nos 2LSIO-FO, 5LSIO-FO, 6LSIO-FO, 7LSIO-FO, 8LSIO-FO, 9LSIO-FO, 10LSIO-FO, 11LSIO-FO, 14LSIO-FO, 15LSIO-FO, 16LSIO-FO, 17LSIO-FO, 18LSIO-FO, 19LSIO-FO, 20LSIO-FO, 21LSIO-FO, 22LSIO-FO, 23LSIO-FO, 24LSIO-FO, 25LSIO-FO, 26LSIO-FO, 28LSIO-FO, 29LSIO-FO, 34LSIO-FO, 35LSIO-FO, 37LSIO-FO, 38LSIO-FO, 41LSIO-FO, 42LSIO-FO, 43LSIO-FO, 44LSIO-FO, 47LSIO-FO, 48LSIO-FO, 49LSIO-FO, 50LSIO-FO, 52LSIO-FO, 56LSIO-FO, 60LSIO-FO, 61LSIO-FO, 63LSIO-FO, 64LSIO-FO, 65LSIO-FO, 66LSIO-FO, 68LSIO-FO, 69LSIO-FO, 70LSIO-FO, 72LSIO-FO, 73LSIO-FO, 74LSIO-FO, 77LSIO-FO, 78LSIO-FO, 79LSIO-FO, 82LSIO-FO, 83LSIO-FO, 84LSIO-FO, 85LSIO-FO, 86LSIO-FO, 87LSIO-FO, 88LSIO-FO, 91LSIO-FO, 92LSIO-FO, 93LSIO-FO, 94LSIO-FO, 96LSIO-FO, 97LSIO-FO, 99LSIO-FO, 100LSIO-FO, 101LSIO-FO, 102LSIO-FO, 104LSIO-FO, 106LSIO-FO, 107LSIO-FO, 108LSIO-FO, 109LSIO-FO, 110LSIO-FO, 111LSIO-FO, 112LSIO-FO, 114LSIO-FO, 115LSIO-FO, 116LSIO-FO, 117LSIO-FO, 118LSIO-FO, 119LSIO-FO, 120LSIO-FO, and 121LSIO-FO in the manner shown on the 158 attached maps marked "Latrobe Planning Scheme, Amendment C131".

The Amendment inserts new Planning Scheme Map Nos 4LSIO-FO, 32LSIO-FO, 33LSIO-FO, 40LSIO-FO, 51LSIO-FO, 55LSIO-FO, 57LSIO-FO, 62LSIO-FO, 67LSIO-FO, 71LSIO-FO, 76LSIO-FO, and 112LSIO-FO in the manner shown on the 12 attached maps marked "Latrobe Planning Scheme, Amendment C131".

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at the Latrobe City Council website at <https://www.latrobe.vic.gov.au/HaveYourSay> and https://www.latrobe.vic.gov.au/Property/Development/Planning_Scheme_Amendments/Current_Planning_Scheme_Amendments; and during office hours (inspection of documents may be subject to COVID-19 restrictions and requirements), at the following locations:

- Corporate Headquarters, 141 Commercial Road, Morwell VIC 3840;
- Traralgon Service Centre, 34-38 Kay Street, Traralgon VIC 3844;
- Moe Service Centre, 1-29 George Street, Moe VIC 3825;
- Churchill Service Hub, 9-11 Philip Parade, Churchill VIC 3842; and

- at the Department of Environment, Land, Water and Planning website:
www.delwp.vic.gov.au/public-inspection.

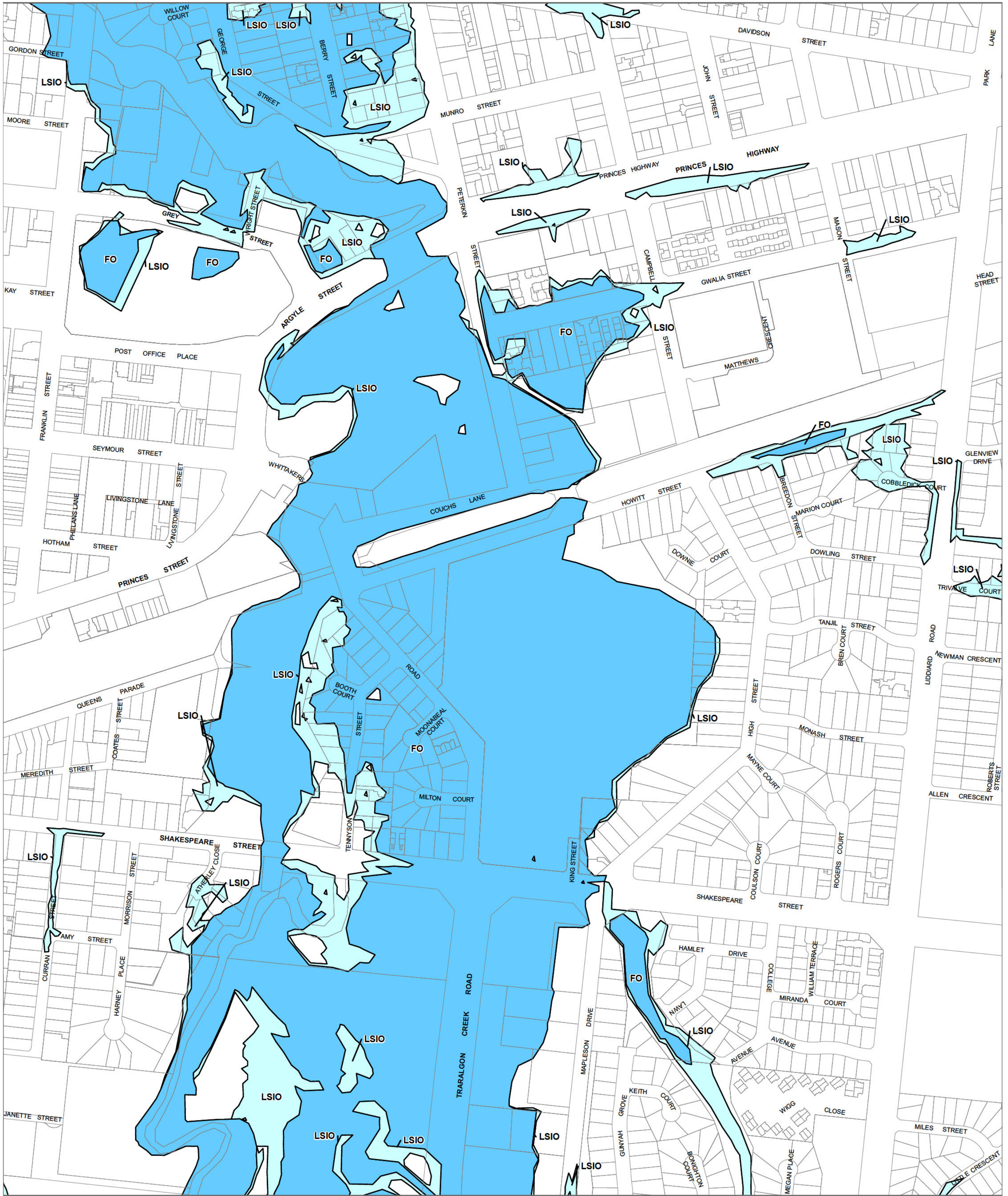
Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions. The closing date for submissions is 7 March 2022. A submission must be sent to the Latrobe City Council, Strategic Planning, PO Box 264, Morwell, VIC, 3840 or Latrobe@latrobe.vic.gov.au - Attention: Strategic Planning

The planning authority must make a copy of every submission available at its office for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

STEVEN PIASENTE
Chief Executive Officer

LATROBE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C131latr

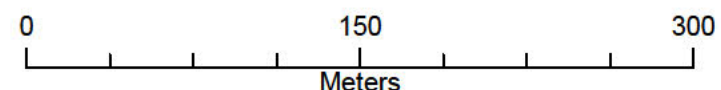


LEGEND
■ FO - Floodway Overlay
■ LSIO - Land Subject to Inundation Overlay

Municipal Boundary

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Australian Map Grid Zone 55

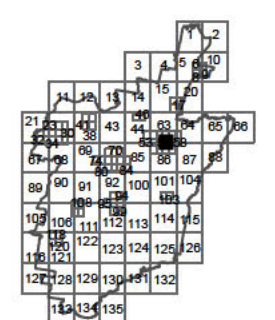


Planning Group
 Printed: 27/07/2021
 Amendment Version: 1

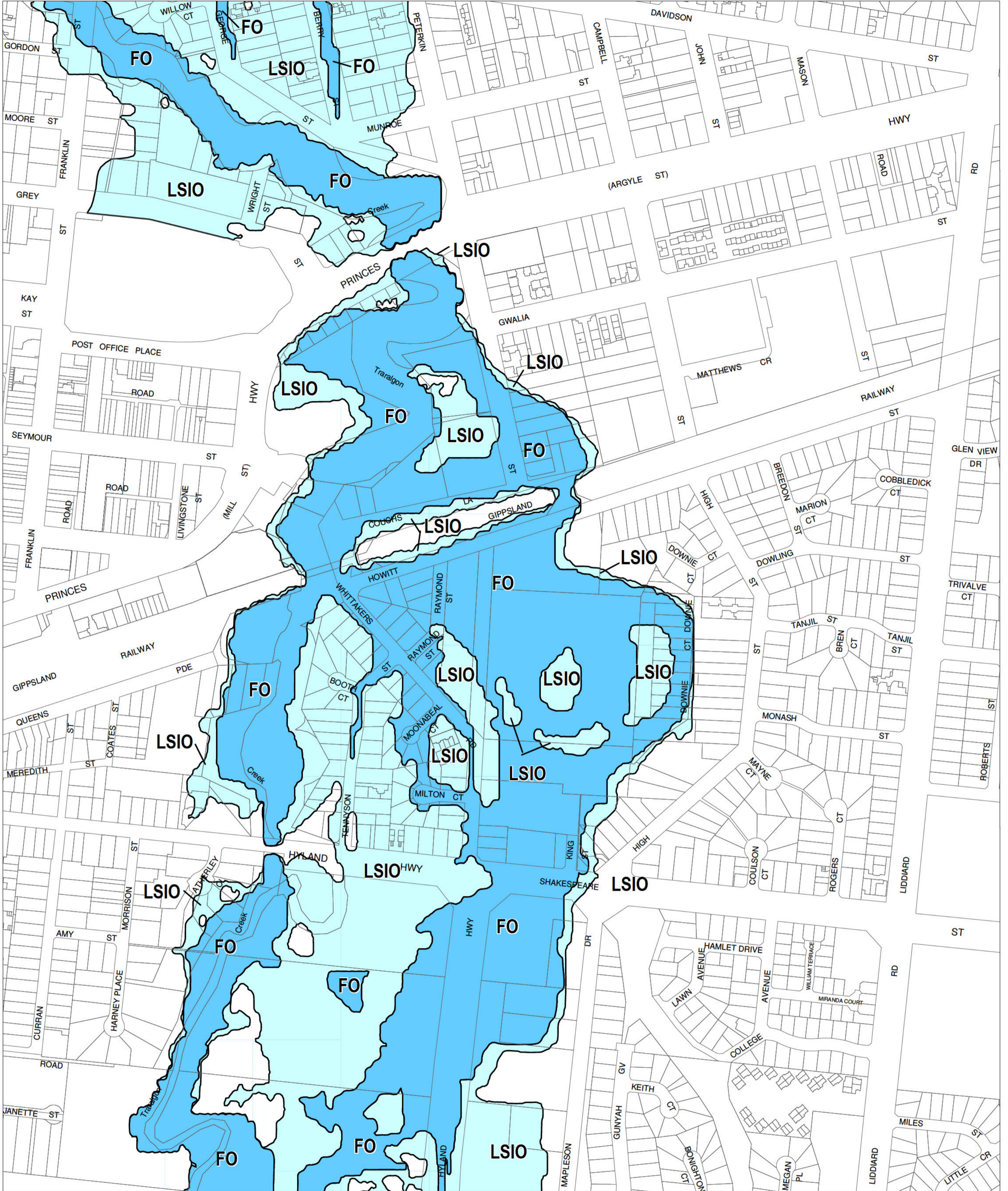


Environment,
 Land, Water
 and Planning

INDEX TO ADJOINING SCHEME MAPS



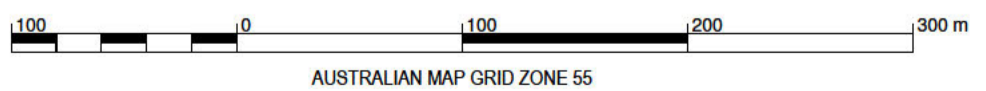
LATROBE PLANNING SCHEME - LOCAL PROVISION



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Overlays

- FO Floodway Overlay
- LSIO Land Subject to Inundation Overlay



AUSTRALIAN MAP GRID ZONE 55



INDEX TO ADJOINING METRIC SERIES MAP

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Printed: 10/8/2012

AMENDMENT C9

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From: [REDACTED]
Sent: Wed, 02 Mar 2022 08:57:12 +1100
To: Latrobe Central Email
Subject: Submission to Latrobe City re Amendment C131 from [REDACTED]
Attachments: Submission to Latrobe City re Amendment C131 from [REDACTED].pdf

[REDACTED] attached a document



[REDACTED] has attached the following document: [Learn more.](#)

Strategic Planning

Submission to Latrobe City re Amendment C131 from [REDACTED]

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2 March 2022

██████████
Strategic Planner
Latrobe City

RE: Amendment C131 – Proposed amendment to Latrobe Planning Scheme

Dear ██████████

I refer to your letter dated 31 January 2022 (Ref C131, MT:JO).

My residence is located at ██████████, and is partially covered by the flood overlay as found by the flood studies.

A portion of my property has experienced localized and low-level inundation due to a blocked adjacent 600mm drain. The flood overlay indicates that the same small area of my property is also subject to general flooding from the Latrobe River/Traralgon Creek. How could this be? The probability that the extent of inundation of Rhode Court and my property due to poorly maintained and obstructed drainage to be the same as that caused by floods in the Latrobe River-Traralgon Creek is most unlikely.

I understand that floodplain management does include a number of strategies such as flood warning systems and planning scheme controls but also flood mitigation infrastructure works such as retarding basins, levees and of course effective drainage.

My concern is that the flood modelling and mapping studies have not taken into account the neglectful and deliberate disregard for the proper upkeep of the existing local drainage pipe network. For example, the drain that runs along my property's south-east boundary is known, by Council, to be broken and blocked by roots from Gum trees planted on top of the drain. The Council attended a blockage in the last 12 months following localized flooding, but merely undertook a root cut of 450mm diameter that at best only allows 50%-55% flow capacity, and, at worst prevents drainage flow altogether after an 18-month period when the tree roots have regrown and fully blocked the pipe again. This maintenance strategy adopted by Council has adverse impacts on our neighbourhood.

The drainage water in ██████████ cannot escape when the drain along the boundary of my property is blocked. The flooding is also compounded by the blocked drains in Kyne Street and further down stream from ██████████

Have the flood studies taken this neglect of the drainage network into account? Or, are the studies mainly based on previous high-water marks? Either way, the flood studies are in error.

It would appear from the experience of my property that it would not have a flood overlay if the drainage pipework was well maintained to ensure 100% drainage flow capacity. Broken drains should be replaced, not merely root cut. I am well aware of the environmental importance and benefits of trees, but it is not appropriate to save a handful of offending trees that cause severe obstruction to flood flows and the unnecessary inundation of tens or hundreds of additional homes and the associated loss of land values and increased insurance premiums. The consequential cost and

environment damage of flooding can be enormous and in my observation of Rhode Court is readily avoidable. We need to get the balance right; replace the existing defective drainage pipework, remove the problems trees, that will then minimize the land subject to flooding as well as the costs incurred by the Glengarry community and in particular by the residents of [REDACTED].

Before the proposed Amendment is adopted, and to be fair to the residents of [REDACTED] action is needed to:

1. Remove the problem trees and plant new trees away from the drainage pipe network;
2. Replace the damaged and broken pipes to restore 100% drainage capacity; and
3. Upgrade and enlarge the drainage inlet works; for example, the inlet opening that accepts all the drainage and flooding from Rhode Court is only 1050mm x 70mm.
4. Clean all drains down stream

This action would remove the localized drainage flooding of [REDACTED] and thereby remove the flood overlay.

A well maintained drainage system clear of tree roots and other obstructions should be a priority to any flood mitigation plan before a flood overlay can be put into place.

I would appreciate your co-operation in this matter with a written response and answers to my concerns.

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: Mon, 28 Feb 2022 17:34:28 +1100
To: Latrobe Central Email
Subject: Flood Study letter to council
Attachments: letter to council re flood study.doc

Hi , Strategic Planning Department
Attached is my feedback for your Proposed Amendment c131.
Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Date:28-2-22

To: Latrobe City Council
Attention Strategic Planning Department

Latrobe@latrobe.vic.gov.au

Hi,

In regard to your proposed amendment c131 of a flood study which covers the area of [REDACTED] where I live.

Firstly I object to our area being classed as a flood prone area. For me to be effected by water inundation from Traralgon Creek the creek would have to rise 50 metres plus, in which case half of Traralgon would be under water. My area has been affected by surface water inundation once in 2007 and then in 2010. Ten years later the council undertook major works in Hourigan Park behind me by lowering all the paths and laneways and also unblocking stormwater drains which were blocked from lack of maintenance. Both flooding issues were caused by stormwater and drainage being inadequate and not the creek rising. I believe if you reclass the area as flood prone home insurance costs will rise and be harder to obtain.

Has Council ever considered obtaining the vacant land on the corner of Hyland Highway and Shakespeare st for a catchment basin for storm surges ?

I believe council is using this study to reclassify the area and then sidestepping future litigation. We have had major storms since the works were done and there were no issues.

Regards

[REDACTED]

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From: [REDACTED]
Subject: FW: Amendment C131 (Flood Mapping Update) - [REDACTED]
Date: Wednesday, 21 September 2022 10:36:14 AM

From: [REDACTED]
Sent: Tuesday, 30 August 2022 6:19 PM
To: [REDACTED]
Subject: RE: Amendment C131 (Flood Mapping Update) - [REDACTED]

Hi [REDACTED],
Thanks for the information and I still do object to the flood overlays as I believe they are caused by surface water . Main reason being no problems after all drainage works in area and also once insurance companies know this insurance goes up.
Regards
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Sunday, 28 August 2022 11:26 AM
To: [REDACTED]
Subject: Amendment C131 (Flood Mapping Update) - [REDACTED]

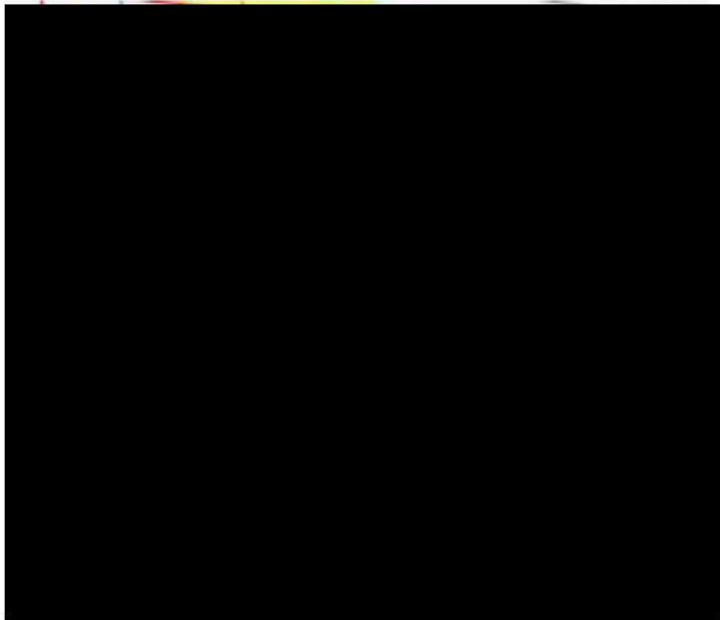
Good morning [REDACTED]

Thank you for your submission received to Amendment C131 (flood overlays update). Following assessment of your concerns, further work has been undertaken and I can now provide you with an update, specific to your property.

Following further investigation the proposed LSIO has been reduced and updated mapping has been completed for this site.

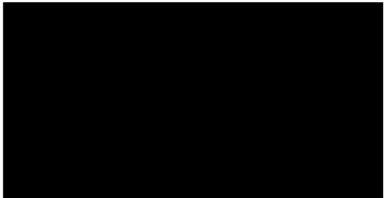
Attached is a map of the new LSIO-FO overlays near your property at [REDACTED]. As you will see, the proposed overlay has been removed from your property.

For reference, your property is shown in red highlight below, to assist with seeing its location in the attached planning map.



Can you please confirm whether you wish to proceed with your submission in objecting to the amendment, or if you are satisfied with this information and wish to withdraw your submission.

Kind regards,



P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



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From: [REDACTED]
Subject: Amendment C131 Letter
Date: Tuesday, 18 October 2022 11:06:15 AM
Attachments: [Latrobe C131latr Isio-foMap61 Approval.pdf](#)
[REDACTED].pdf

From: [REDACTED]
Sent: Tuesday, 18 October 2022 7:46 AM
To: [REDACTED]
Subject: FW: Amendment C131 Letter

⚠️ EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe. ⚠️

Good morning [REDACTED]

Thank you for all your assistance in this matter and for organising the meeting yesterday at Council, the attachments and also for forwarding the link to the West Gippsland Catchment Management Authority website.

We are satisfied with the new proposed overlays removing our property, and are happy to withdraw our submission.

Kind regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 17 October 2022 3:06 PM
To: [REDACTED]
Subject: Amendment C131 Letter

Good afternoon [REDACTED],

Thank you for meeting earlier today.

As discussed, please find attached a letter regarding the flood amendment and your property. To obtain free written flood advice from the West Gippsland Catchment Management Authority, please go to this website: <https://www.wgcma.vic.gov.au/flood-advice/flood-advice-request-form>

Can you please respond to this email and advise if you are satisfied that the proposed overlays have been removed from your property and wish to withdraw your submission? Only once we have something in writing, can we formally withdraw it.

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From: [REDACTED]
Sent: Mon, 28 Feb 2022 16:50:09 +1100
To: Latrobe Central Email
Subject: RE: C131 Amendment - Land Subject to Inundation Overlay (LSIO)& Floodway Overlay (FO)
Attachments: To whom it may concern.pdf

To whom it may concern, please see attached a letter with our concerns regarding **RE: C131 Amendment - Land Subject to Inundation Overlay (LSIO)& Floodway Overlay (FO)**

Regards

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED] *Please consider the environment before printing this e-mail notice*

To whom it may concern,

We are sending this letter, to voice our objection to the "Latrobe Planning Scheme", RE: C131 Amendment - Land Subject to Inundation Overlay (LSIO)& Floodway Overlay (FO), which has recently been brought to our attention by other locals in the community. A proposal, which seems to be rather difficult for us to find any information on, and appears to affect me and my family, and a number of our neighbors.

Unfortunately it would appear that this has been proposed, using zero consultation with affected landowners, which it has the potential to impact dramatically.

[REDACTED] with our 3 daughters, about 5 and a half years ago, in which time we have undertaken an extension and numerous renovation, in order to make the property a place that we all love, where we want to stay.

The uncertainty of what appears to be happening is making us quite anxious, and would greatly appreciate some advice or guidance as to what we can expect going forward. I can be contacted at any time on [REDACTED]

Regards,

[REDACTED]

Submission 35B

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From: [Redacted]
To: [Redacted]
Subject: RE: Amendment C131 - Submission Withdrawal
Date: Saturday, 23 December 2023 9:44:18 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.png](#)

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Hi [Redacted]

Thanks for the phone call the other day.

As discussed on the phone, I am happy to withdraw any objections to Amendment C131.

Regards

[Redacted]

From: [Redacted]
Sent: Wednesday, December 20, 2023 12:53 PM
To: [Redacted]
Subject: Amendment C131 - Submission Withdrawal

G'day David,

Thank you for the call today.

If you would like to submit in writing your withdrawal to Amendment C131, you may reply saying so to this email.

Thank you,

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



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From: [REDACTED]
Sent: Mon, 28 Feb 2022 22:07:37 +1100
To: Latrobe Central Email
Subject: Submission concerning proposed amendment C131
Attachments: Objection to amendment C131.pdf

Attention: Strategic Planning, Latrobe City Council
please find attached my submission concerning the proposed amendment C131
Please advise me that you have received this submission.

Thankyou

[REDACTED]

Attention: Strategic Planning

Latrobe@latrobe.vic.gov.au

Submission concerning proposed amendment C131

Hi,

My name is [REDACTED]. I do not support this proposed amendment in its current form.

If my understanding is correct, our property is not directly at risk from flood waters. We live a relatively long distance from Traralgon Creek and are a lot higher in elevation relative to many other properties. Modelling suggests that at the time of a 1 in 100 year flood event, the storm water drains in our area will bank up and flow back out onto the streets. This will occur in a lot of places without detriment as the water will flow down the streets and make its way back into the flood waters. However there are some pockets of depression across the housing estate where the water flowing back out of the storm water drains cannot flow away quickly and it appears that our property is located in one of these areas.

I believe the areas of depression that may be subject to inundation are a completely separate issue to Traralgon Creek flooding and should not be part of this amendment. Flood waters associated with Traralgon Creek are natural events, the force of which cannot be controlled by human intervention. Land subject to inundation within a proposed housing development should have been planned for, should have been controlled, and may still be controlled. The overlay on [REDACTED] has less to do with a natural event and more to do with poor planning which is a separate issue, which is the responsibility of Latrobe City and this responsibility should not be confused with or lost within an amendment about flood waters.

I even question the accuracy of predicting inundation events as compared with flood events. We lived in nearby [REDACTED] for many years and it would be inundated after heavy rain yet it does not have an overlay. [REDACTED] has never been inundated and I'm not aware of any records of inundation prior to development. Seems a bit inequitable?

When purchasing our block of land, our solicitor informed us that, "In the opinion of the Latrobe City Council, the land is not subject to flooding nor has it a designated flood level pursuant to the Building Regulations 1994."

There are other residents in Traralgon who are situated within depressions, who must therefore be exposed to some risk of inundation who do not have an overlay affecting their property. Why is this? Perhaps it's because the standard is based on a 1 in 100 year event, not a 1 in 200 year event for example. So if the standard is 1 in 100, why didn't Latrobe City ensure the storm water drainage was designed to this standard or the land was contoured to allow drainage? If the standard is 1 in 100 and our storm water drainage does not meet that standard, surely Latrobe City has a responsibility to fix it and not just ignore it via a new overlay?

I don't think this proposed amendment is fair. I think Latrobe City have a responsibility to fix the drainage, not hide behind an amendment. Latrobe City approved the development. Latrobe City informed us that we were not at risk from flooding. There should be no overlay applied to [REDACTED] until Latrobe City has made a genuine attempt at fixing the issue. One way to do this would be to form a working group that includes some of the impacted residents to explore all possible solutions.

Thank you for the notification of this amendment and for the time taken by people to provide information, and for the opportunity to provide feedback.

Yours sincerely

[REDACTED]
[REDACTED]
28 / 02 / 2022

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From: [REDACTED]
To: [REDACTED]
Subject: Re: Amendment C131 (Flood Overlays Update)- [REDACTED]
Date: Tuesday, 26 July 2022 8:02:07 PM

Hi [REDACTED]

I apologise for such a late response. Like everyone else it seems, I got very busy at work and totally forgot to respond. I will withdraw my objection to the proposed amendment but would like to put on the record that my main point was not to dispute the reports findings but rather to express concern that Latrobe City as the regulator allowed residential development to occur on land not suited for that purpose due to drainage issues. I bought this land and built our home in good faith that Latrobe City as the regulator would ensure proper planning of residential developments would occur.

Thankyou for keeping me informed and allowing me to provide my view.


[REDACTED]

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From: [REDACTED]
Sent: Mon, 28 Feb 2022 13:20:30 +1100
To: Latrobe Central Email
Subject: Strategic Planning Re-Amendment C131
Attachments: Flood Study Traralgon Creek.docx

Please find attached submission re- amendment C131



Submission on Amendment C131 - Reference to Map No 49LSIO-FO

Liability Concerns: -

I am surprised that an Authority has produced a plan that clearly shows it has failed its duty of care under the Subdivision of Land Act.



Under the requirements of the Subdivision of Land Act, the developer is required to submit a plan of the development to the Responsibility Authority demonstrating that a 1 in 100 (1%) flood flow can pass through the development. That flow shall not cause risk of inundation of proposed dwellings.

Map NO 49LSIO-FO shows that this requirement has not been met in a number of locations.

Comments on the Problem:-


Ideally the flood flow should be located in roadways and drainage reserves.

Here again the Authority of the day failed in its duty of care.

The original Plan for the development had a Roadway opposite  to the pipe track which matches the current alignment of 

This would have permitted the 1% flow to pass north to the pipe track and then Traralgon Creek flood path.

If this had been designed properly with the appropriate grades of roadways and drainage, none of the problems in this area would have occurred.

The flooding that has occurred in the oval area to the north of Bradman Boulevard indicates to me that the levels used in the computer modelling are not right, as well as those in 

I am aware that computer modelling of stream flow requires the model to be calibrated by a number of factors which are determined by the condition of the stream banks and surrounds which affect the levels produced in a computer model. Normally the model is calibrated by adjusting these factors to match known observed events that have occurred in the stream.

The Responsible Authority should ensure that waterways are maintained in a clear and unobstructed condition reflected in the modelling.

Inappropriate planting on banks can cause obstructions during periods of high flows causing flood levels to rise. These plants are often seen wrapped around bridges and tree trunks after flood events, as seen in the Traralgon Creek after recent flooding.

Maintenance along the Creek is very low. Banks are being undercut, fallen trees are left in the creek, flood debris left in the flood plain, all of which can affect the flow levels of the creek.

A relief open drain from the subdivision through farm land to the north has been interfered with, which will affect the over flow efficiency of the grated pits located in its invert.

The outlet drain from [REDACTED] has a number of pits with grated lids to allow the drain to over flow. The impact of this overflow should be checked.

Is there a relief drain from [REDACTED] to the oval retarding basin? If so, has this been taken into account in the modelling done in the area?

Conclusion

The information shown on the plans for this amendment will have a huge impact on property owners. Their insurance premiums will increase, resulting in a large sum over a long period of time. Therefore, it is important that the Authority gets this project right, both from a cost and future outcomes point of view.

So, we come to the question “What is the Authority going to do to fix the problem produced by its predecessor’s neglect”?

The production of an overlay to a Planning Scheme is not the answer to this problem.

A suggested solution is the construction of a relief drain to the oval retarding basin north of Bradman Boulevard to overcome the impact to the properties concerned.

The relief works should be capable of controlling the impact on the properties in [REDACTED] from the gap flow between the current drainage capacity and the 1% flow.

I look forward to a successful resolution to this problem in the future.

Regards
[REDACTED]

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From: [REDACTED]
Subject: FW: Amendment C131
Date: Monday, 25 July 2022 10:25:15 AM

From [REDACTED]
Sent: Friday, 22 July 2022 1:34 PM
To: [REDACTED]
Subject: Amendment C131

[REDACTED]

Thank you for your reply. I advise you that I'm a retired Civil Engineer who worked in Local government and have carried out many flood studies. Therefore ethically I cannot remove my comments regarding the 1% flood flow.

Regards [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Re: Amendment C131 Flood Overlay Updates - Follow Up With Submitters
Date: Wednesday, 20 December 2023 12:16:14 PM

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

[REDACTED]
I have sold the property and therefore no longer have a interest in the out come. I now live at [REDACTED]

> On 19 Dec 2023, at 4:23 pm, [REDACTED] wrote:

>

> Good afternoon [REDACTED] I note we do not have a phone number to contact you on but in an effort to resolve issues with Amendment C131, [REDACTED] is trying to meet all objectors to talk thoroughly about concerns raised.

> We know this is a busy time of year for everyone but if you have any capacity to have a meeting, (which can be face-to-face here at our HQ in Morwell, at your home, or even online using Microsoft Teams) it would be greatly appreciated.

> You can book online via this link:

<https://outlook.office365.com/owa/calendar/PlanningAppointments@latrobe.vic.gov.au/bookings/>

> Otherwise, please feel free to contact myself on the numbers below and I can help set it up.

> Alternatively, you can contact Tegan directly via email at [REDACTED]

> Thank you,
> [REDACTED]

>

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> Should any part of this transmission not be complete or be of poor quality, please telephone
> 1300 367 700.

>

> Latrobe City Council

> P.O. Box 264

From: [REDACTED]
Sent: Wednesday, 20 December 2023 4:42 PM
To: [REDACTED]
Subject: Re: Amendment C131 Flood Overlay Updates - Follow Up With Submitters

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My comments with regard to the management of the flood plane and creek still apply.
regards [REDACTED]

> On 20 Dec 2023, at 1:23 pm, [REDACTED]

>

> <!-- /* Font Definitions */ @font-face {font-family:"Cambria Math"; panose-1:2 4 5 3 5 4 6 3 2 4;} @font-face {font-family:Calibri; panose-1:2 15 5 2 2 2 4 3 2 4;} @font-face {font-family:"Segoe UI Emoji"; panose-1:2 11 5 2 4 2 4 2 2 3;} /* Style Definitions */ p.MsoNormal, li.MsoNormal, div.MsoNormal {margin:0cm; font-size:11.0pt; font-family:"Calibri",sans-serif;} a:link, span.MsoHyperlink {mso-style-priority:99; color:blue; text-decoration:underline;} span.EmailStyle19 {mso-style-type:personal-reply; font-family:"Calibri",sans-serif; color:windowtext;} .MsoChpDefault {mso-style-type:export-only; font-size:10.0pt;} @page WordSection1 {size:612.0pt 792.0pt; margin:72.0pt 72.0pt 72.0pt 72.0pt;} div.WordSection1 {page:WordSection1;} --> Hi

> Thank you for your response. May we take this as a form of withdrawal from Amendment C131?
> Feel free to contact me on the below numbers if you wish to discuss further.
> Thank you,

[REDACTED]

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Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Confidentiality

Please withhold my name from public documents such as Council reports

Your Submission

My submission is

I have just learnt from [REDACTED] that the information is wrong it was surveyed in 2019 and does not have information in regards to land being built up and retaining walls in place - [REDACTED] is speaking with this managers to have the land manually surveyed

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[REDACTED]

From: [REDACTED]
Sent: Thursday, 14 July 2022 9:27 AM
To: [REDACTED]
Subject: FW: Amendment C131latr - FAQ

Follow Up Flag: Follow up
Flag Status: Completed

From: [REDACTED]
Sent: Monday, 11 July 2022 4:24 PM
To: [REDACTED]
Subject: Re: Amendment C131latr - FAQ

Ok thanks so [REDACTED] - has no flood overly any more? If that is ok i will withdraw my submission

Thanks

[REDACTED]

From: [REDACTED]
Sent: Monday, 11 July 2022 4:22 PM
To: [REDACTED]
Subject: RE: Amendment C131latr - FAQ

Hi [REDACTED]

Yeah the planning maps don't show house numbers, yours is [REDACTED]

Here's a map from the flood authority which shows the new boundary better, and an aerial image so it's easier to see where your house is.



Kind regards,

██████████

From: ██████████
Sent: Monday, 11 July 2022 4:19 PM
To: ██████████ ██████████
Subject: Re: Amendment C131latr - FAQ

Thanks ██████████ there is no numbers of the houses on the attached maps? I'm not sure if my house is the ██████████ or ██████████ from the end?

Thanks

██████████

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From: ██████████ ██████████
Sent: Monday, July 11, 2022 3:55:38 PM
To: ██████████ ██████████
Subject: FW: Amendment C131latr - FAQ

Good afternoon ██████████

Please find attached the new planning map, showing your property not affected by the FO.

Can you please confirm whether you wish to proceed with your submission objecting to the amendment, or if you are satisfied with this information and wish to withdraw your submission?

Kind regards,

[Redacted]

[Redacted]
[Redacted]
[Redacted]
[Redacted]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



From: [Redacted]
Sent: Monday, 4 July 2022 5:59 PM
To: [Redacted] >
Subject: Re: Amendment C131latr - FAQ

Thanks - I believe there has been a change to my overlay - but I have not received the new map - [Redacted]
[Redacted]

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From: [Redacted]
Sent: Monday, July 4, 2022 4:15:30 PM
[Redacted]
Subject: Amendment C131latr - FAQ

Good afternoon,

I hope you are well today.

Please see attached PDF file containing Amendment C131latr FAQ and information.

Thank you kindly.

Kind regards,

[Redacted]
Planning Administration Officer



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From: [REDACTED]
Sent: Thu, 03 Mar 2022 21:22:20 +1100
To: Latrobe Central Email
Subject: Attention: Strategic Planning - Amendment C131
Attachments: LCC - Amendment C131.pdf

Dear Latrobe City Council,

Please see attached submission regarding Amendment C131 (Flood Overlays).

Your confirmation receipt of this email would be appreciated.

Regards,

[REDACTED]



Submission to Latrobe City Council Amendment C131
Attention: Strategic Planning

My name is [REDACTED], I am a resident at [REDACTED]. Latrobe City Council is amending the planning scheme to include flood and inundation overlays on some properties in [REDACTED]. Amendment C131 will place "Land Subject to Inundation Overlay" or LSO on addresses [REDACTED] the western half of the court roadway.

I have lived at this address for 16 years and at no point has this road or properties on this road been impacted by flood waters as a result of heavy rainfall.

The map indicated flooding zones shows [REDACTED] as a flood prone area however, Hedges Avenue & Traralgon Tennis Courts which are situated on the creek side, are not impacted. The map also shows my neighbours at [REDACTED] would not be affected however my property would be. Considering I am located at the end of the court I do not believe this makes logical or reasonable sense.

It has been advised that [REDACTED]'s proposed overlay is not flood or inundation related, but issues due to stormwater and movement of that water. Stormwater infrastructure in [REDACTED] has proven to be capable of appropriate evacuation of storm water, including during recent severe record rain events of 2021. Storm water was not considered in the report and modelling. From the report "flash flooding as a result of stormwater issues that were not covered within the scope of this project". If the projected flooding is due to insufficient storm water drainage, this is a matter for the local council to repair and is not the responsibility of homeowners.

This flooding overlay will increase my home insurance as well as negatively impacting the value of the property. When I purchased the property back in 2006 there was no indication of any flood overlay. Had this been identified I would not have purchased the property.

I thank you for taking the time to review my concerns and I hope that a reasonable and just outcome will be reached.

Regards,



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From: [REDACTED]
Sent: Fri, 04 Mar 2022 14:33:35 +1100
To: Latrobe Central Email
Subject: ATTN: Strategic Planning, Amendment C131 submission
Attachments: ATT00001.pdf

See attached submission to the Planning Scheme Amendment, C131. This submission has also been submitted on-line.

[REDACTED]

Notice of Objection

Latrobe City Proposed Planning Scheme Amendment C131 (Flood Overlays)

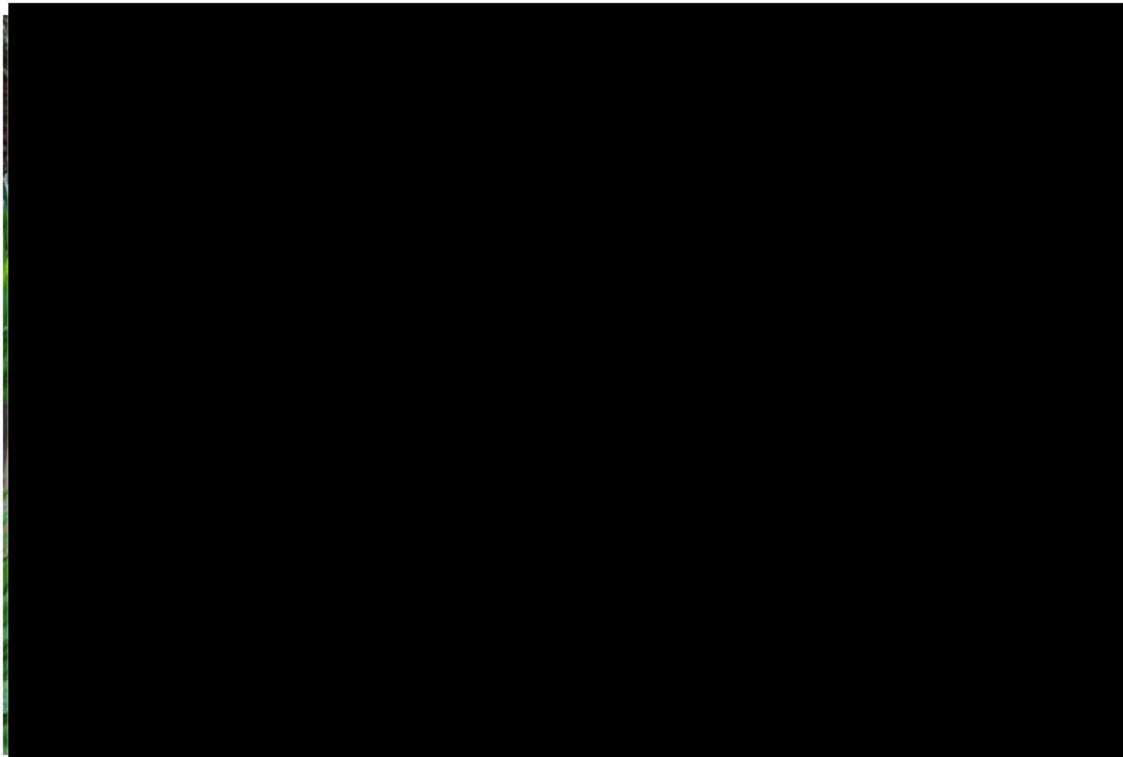
[REDACTED]

The property at the above address is currently classified as Land Subject to Inundation Overlay (LSIO). The amendment proposes a reclassification to Flood Overlay (FO). The residents object to this classification for the following reasons:

- Being potentially detrimental to the property value
- Leading to a high probability of increased insurance premiums for flood coverage, and
- Potentially affecting the design and costs of any redevelopment.

The proposed reclassification is also objected to as unjustified for the following reasons:

1. The neighbouring property ([REDACTED]) has its building footprint flood risk classification unchanged at LSIO, despite it backing directly on to Traralgon Creek and experiencing active water flowing through the property to [REDACTED]
2. West Gippsland Catchment Management Authority (WGCMA, email correspondence, 2/3/2022, from Senior Planning Officer, [REDACTED]) defines FO as 300mm above the 1% AEP – One Hundred Year Flood Level). LSIO is less than 300mm. The 1% AED is 5.99m at the Traralgon Creek meter at the Argyle St. bridge. Our property floor level is 260 mm below the 1% AEP as stated in the Certificate of Flood Levels (City of Traralgon, 4/12/1991).
3. WGCMA modelling of flood levels is based on floods of September 1993, June 2012 and June 2013. This modelling does not account for flood mitigation works that have occurred since which change to creek's flow and reduce water backup, namely: the new Franklin St. bridge built at a higher level, and the new George St./Wright St. footbridge built at a higher level.
4. Neighbouring houses and fences and the alignment of George St. to the creek, mean that flood water flows down the street and around our property. It does not actively flow into our property. Unlike other houses in the street which are classified FO and were flooded in the June 2021, the water does not bank up around our property.
5. During the June 2021 flood, Traralgon Creek reached a peak of 5.78m, 201 mm below the 1% AEP. At the peak of this flood, our floor level at the front of the house was 220 mm above that peak. At the rear of the house the photos below show the backyard with nearly four courses of bricks above the water – 300mm. The second photo taken at the back door shows water lapping at the second step. i.e. two steps free, 290mm below the floor. **N.B. Even with 201 mm extra our house floor would not be 300mm under water, the level WGCMA defined as meeting FO requirements.**



Based on these facts, we therefore ask that [REDACTED] remain at Land Subject to Inundation flood classification.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: 4 Mar 2022 15:59:04 +1100
To: Latrobe Central Email
Cc: [REDACTED]
Subject: Planning Scheme Amendment C131 - Gippsland Water submission

Attention: Strategic Planning

Thank you for the opportunity to provide comment on Amendment C131 to the Latrobe Planning Scheme, which proposes to update flood controls based on modelling from the *Latrobe River Flood Study* (2015) and the *Traralgon Flood Study* (2016).

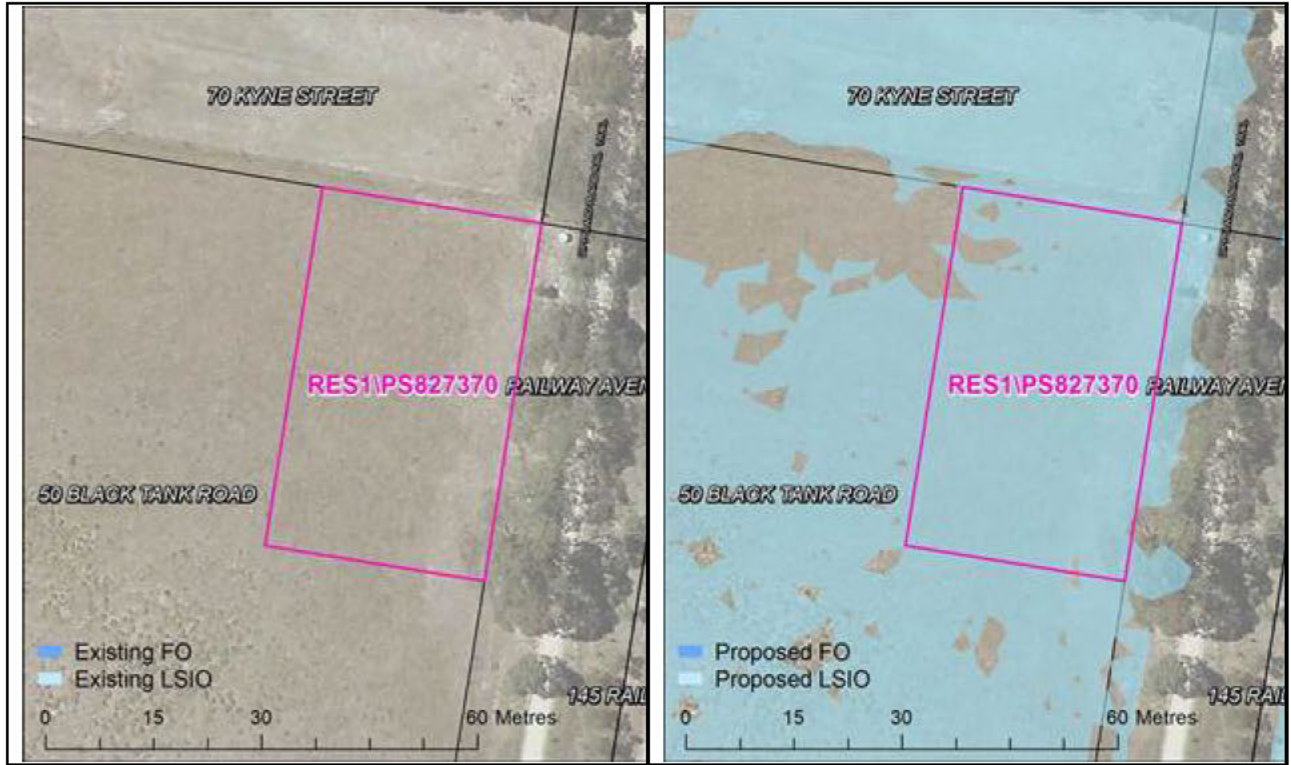
[REDACTED] has reviewed the proposed amendments to the Land Subject to Inundation Overlay (LSIO) and the Floodway Overlay (FO) of the Latrobe Planning Scheme with consideration of our land holdings in the area.

We make the following submissions related to specific land parcels affected by the proposed changes:

[REDACTED] RES2\PS827370
This parcel was recently purchased by [REDACTED]. The intention is to apply for the parcel to be rezoned to PUZ1 with a view to develop a public utility (sewer emergency storage) at the site.

We request that the flood depths be reviewed and that this parcel be excluded from the LSIO.

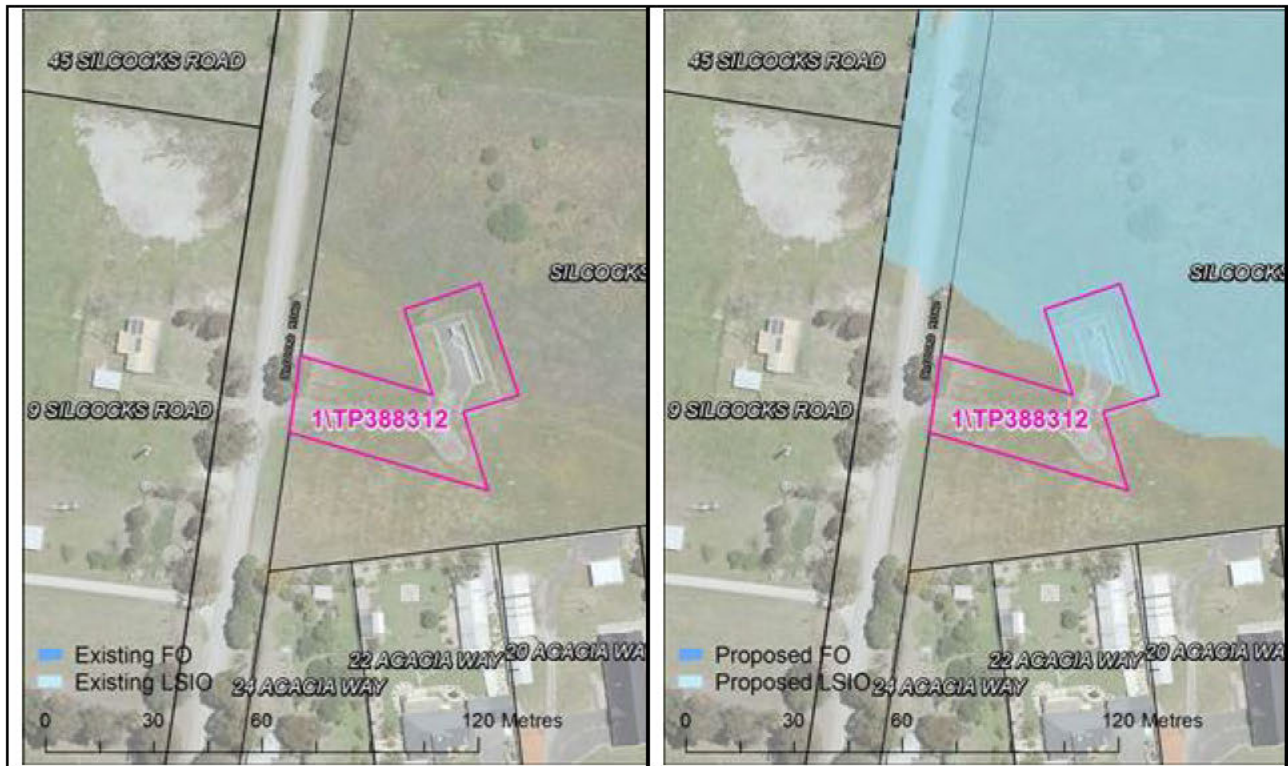
| | |
|--------------------------------------|--------------------------------------|
| FO & LSIO in current Planning Scheme | FO & LSIO proposed by Amendment C131 |
|--------------------------------------|--------------------------------------|



[REDACTED] 1\TP388312
 This parcel is the site of our [REDACTED]. The infrastructure is located on higher land and includes a switchboard and a concrete wall of approximately 0.5 metre height enclosing the open section of channel.

We request that the flood depths be reviewed with respect to the land elevation and that the LSIO be aligned with the PUZ1 boundary such that the parcel be excluded from the overlay.

| | |
|--------------------------------------|--------------------------------------|
| FO & LSIO in current Planning Scheme | FO & LSIO proposed by Amendment C131 |
|--------------------------------------|--------------------------------------|



CP172058
 This parcel is the site of our Marshalls Road sewage pump station. The proposed amendment to the LSIO introduces a very small area of overlay to the western boundary of this property.

We request that the LSIO be aligned with the PUZ1 boundary such that the parcel be excluded from the overlay.

| | |
|--------------------------------------|--------------------------------------|
| FO & LSIO in current Planning Scheme | FO & LSIO proposed by Amendment C131 |
|--------------------------------------|--------------------------------------|



If you wish to discuss these submissions further please myself on the details below.

Kind Regards,

[Redacted]

[Redacted]

[Redacted]

[Redacted]



We acknowledge the Traditional Owners of the Gippsland Water area, the Gunaikurnai people and the Bunurong people, and recognise their strong cultural connection to the land and waterways.

We pay our respect to their Elders, past and present.

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From: [REDACTED]
Sent: Fri, 04 Mar 2022 18:48:12 +1100
To: Latrobe Central Email
Subject: Attention: Strategic Planning - RE: Proposed Amendment C131 Flood Overlay
Attachments: C131 Flood Overlay objection.docx

Attention: Strategic Planning

Please find attached our submission of objection to the proposed Amendment C131 – Proposed Flood Overlay relating to our property at [REDACTED].

Regards

[REDACTED]

March 4th 2022-03-04

Latrobe City Council
Strategic Planning

RE: Proposed Amendment C131 Flood Overlay affecting our property at [REDACTED]
[REDACTED]

Further to our recent discussions with [REDACTED] via zoom, phone and email correspondence, please be advised that we are in current discussions with [REDACTED], Senior Planning Officer, West Gippsland Catchment Management Authority relating to the proposed flood overlay Amendment C131.

[REDACTED] and his team have advised they will be conducting a further survey of our property next week to reassess levels of our property.

We wish to submit an objection to the proposed C131 Amendment on the following grounds: -

- During Traralgon's major floods which was reported both nationally and internationally, our property was at no stage under threat of water entering our land or building.
- Our property is on a higher level than some neighbouring properties that have not been listed as requiring a flood overlay.
- Council had access to the West Gippsland Catchment Management Authority's survey in 2015 and 2016.
- Our property was purchased in 2018 with no indication from Latrobe City Council that it was situated in a potential flood zone based on documentation available to Council at the time.
- There was no mention of potential flooding issues on the Section 32 at the time we purchased the block of land. Had this been indicated we would not have proceeded with the purchase of the land and subsequent building of our home.
- Planning permits were issued and approved for the building of our home with no indication from Council that there was potential for flooding in the area or a requirement to mitigate any such potential flooding.
- The subdivision was given approval by Council in a supposed potential flood zone which is unacceptable.
- Our property is fully developed and yet Council's Strategic Planning Officer advised us via a zoom meeting that the C131 overlay was "to protect future development". How can we develop in the future when our home is completed?

Our objection may be withdrawn pending the results of the survey to be carried out by West Gippsland Catchment Management Authority.

Regards

[REDACTED]

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From: [REDACTED]
Sent: Wed, 15 Jun 2022 12:16:33 +1000
To: [REDACTED]
Subject: FW: Amendment C131 (Flood Overlays Update) - update

From: [REDACTED]
Sent: Wednesday, 15 June 2022 12:16 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Amendment C131 (Flood Overlays Update) - update

[REDACTED]

Thank you for the call and email to advise that the flood overlay for amendment C131 has now been removed from our property.

We are happy to withdraw the submission based on this information.

Regards

[REDACTED]

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From: [REDACTED]
Sent: Wednesday, June 15, 2022 12:06:14 PM
[REDACTED]
Cc: [REDACTED]
Subject: Amendment C131 (Flood Overlays Update) - update

H [REDACTED]

Following our call this morning, I am happy to advise that the WGCMA have reviewed the modelling following the completion of the exhibition stage of Amendment C131. Your lot is no longer expected to be affected by the flood overlays under the amendment.

I have attached an image to confirm this. Please see your property highlighted in red, and the updated overlay in yellow.

Can you please confirm whether you wish to proceed with your submission objecting to the amendment, or if you are satisfied with this information and wish to withdraw your submission?

Regards,

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From: [REDACTED]
Sent: Sat, 05 Mar 2022 15:22:52 +1100
To: Latrobe Central Email
Subject: Strategic Planning

hello its [REDACTED] writing to you in response of the flood over lay and aboriginal over lays that are on my property.

let me first start of by saying 10 years ago when i first brought this property and did all the checks on [REDACTED] there where NO over lays on it. i never got notified of these over lays getting implemented onto my property which i know the council has the duty to disclose and notify this to me before they can implement it.

I am in a huge dis agreement with you hydrologist report that was done on [REDACTED] The two areas that are meant to flood are a joke. At the time of the flood over lay being implemented my front yard was all garden and the same height as my house and the backyard corner was not very far of it either. The rest of my property is not affected by flood by your flood map. even on your flood over lay map it has a government disclaimer that states the information may or may NOT be correct. I am wondering how you can even enforce this flood over lay if its not correct?

I have lived here for the last 10 years and the narracan creek has broken its banks 2 or 3 times in that time frame and not once has the flood water even reach my property. I would suggest that this would be good real life data not a prediction that some hydrologist come up with and is so god dam wrong.

The aboriginal over lay. I can not see how the rear corner of my yard which is in your aboriginal over lay and has a shed in it and other houses behind my property could affect anything down along the narracan creek.

I want both these over lays removed off my property which again ill say where never discussed with me prior to me [REDACTED] I also want to be contacted with any like this that affects my property.

please don't hesitate to call me on [REDACTED] or mail me back .

[REDACTED]
5/2/2022

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From: [REDACTED]
Sent: Sun, 06 Mar 2022 20:16:10 +1100
To: Latrobe Central Email
Cc: [REDACTED]
Subject: Attention: Strategic Planning - Submission - Amendment C131
Attachments: Amendment C131 - Submission - [REDACTED].pdf

Attention: Strategic Planning
Submission - Amendment C131

Kind regards, [REDACTED].

[Redacted]

6 March 2022

Attn. Strategic Planning – Latrobe City Council

Re. Latrobe Planning Scheme, Amendment C131 (Flood Overlays)

To Whom It May Concern,

We wish to lodge a submission to Planning Scheme Amendment C131.

We live at [Redacted]. This land is subject to Planning Permit [Redacted] for a six lot subdivision. This involved the existing land behind the existing dwellings at [Redacted] and [Redacted] being subdivided off to create four new lots at the rear, with a common driveway. Please see image below demonstrating this (image taken from VicPlan). [Redacted], [Redacted] is highlighted in blue.

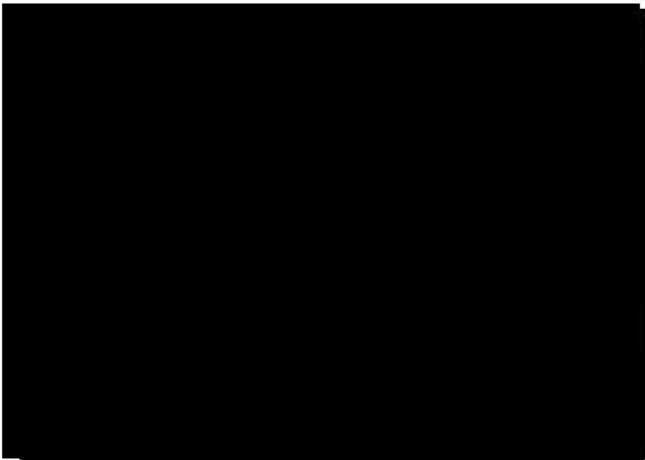


Image: [Redacted]

Amendment C131 proposes to place a Land Subject to Inundation Overlay (LSIO) over nearly all of our property. Please see image below from Latrobe City Council 'Neighbourhood Navigator' outlining this.

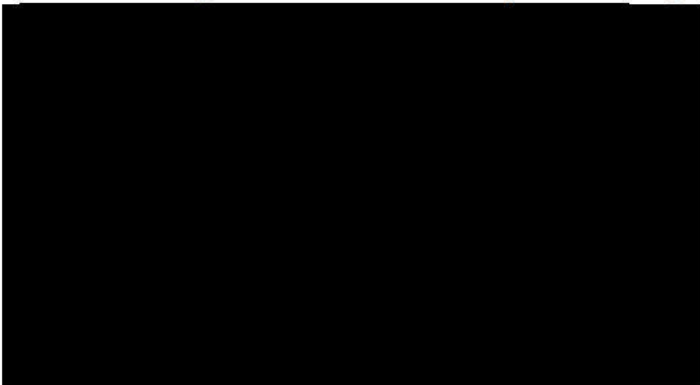


Image: [Redacted] – proposed extent of LSIO

The proposed placement of the LSIO has been determined based on modelling from the *Latrobe River Flood Study (2015)* and the *Traralgon Flood Study (2016)*. However, since these studies have been undertaken, the subdivision associated with Planning Permit [REDACTED] has been undertaken, and dwellings, outbuildings, and swimming pools have been constructed on the four new lots, plus landscaping works (including fences) etc. This can be demonstrated in the image below, which is taken from Google Maps. Our property at the end also now has a shed, which is constructed in the middle of the western boundary of our site.

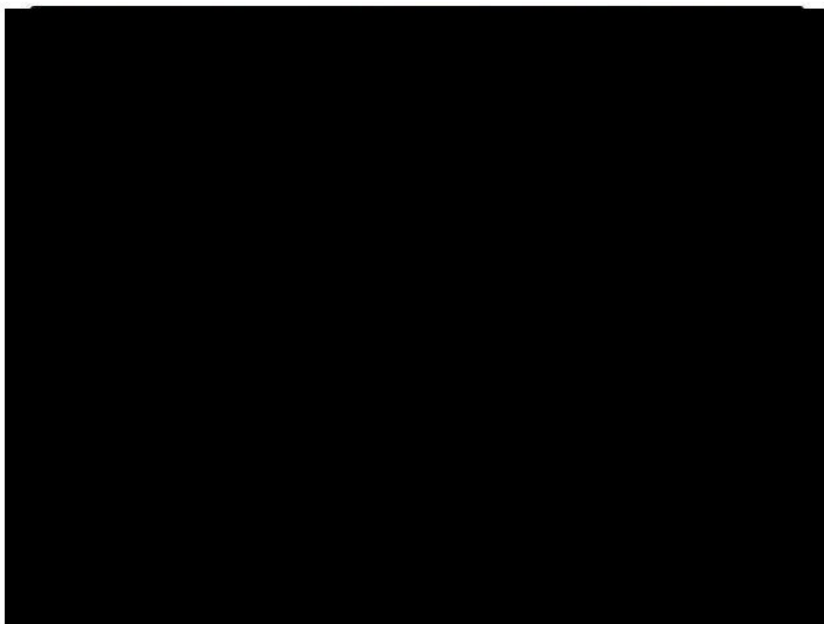


Image: [REDACTED] – red star shows shed location (approx.)

We therefore believe that the two studies which the proposed LSIO for our property is based on are outdated, and that the data and flood levels relate to pre-development levels, rather than post development. Our land was also subject to extensive fill where the dwelling and shed are located. We are happy to supply photos of pre and post development of our site, if this is of benefit.

We have spoken to the West Gippsland Catchment Management Authority (WGCMA) regarding this. They have advised that there may be issues with the data and flood levels, and are looking to send out someone from their organisation to take updated flood level measurements on our land.

We therefore respectfully request that the flood levels for our land be reviewed based on current site development, and the proposed LSIO be reviewed in light of the proposed WGCMA flood level findings (which may hopefully result in the proposed LSIO being removed from our property).

Should you require any additional information, please let us know. We are happy to discuss the above. We have also given WGCMA verbal approval to enter our land – if you need this in writing, please let us know.

Lastly, could you please withhold our names from public documents including Council reports.

We look forward to hearing from you.

[REDACTED]

Submission 44C

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From: [REDACTED]
Sent: Monday, 29 January 2024 9:50 AM
To: [REDACTED]
Subject: Re: Update on Amendment C131

⚠ EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe. ⚠

Good morning [REDACTED]

Thank you for your email and the information provided (as well as the phone calls from yourself and [REDACTED])

Our apologies for the delay with replying.

[REDACTED] advise that we withdraw our submission to Planning Scheme Amendment C131.

Can you please confirm in writing that you have received this email and have processed our withdrawal?

Thank you.

Regards, [REDACTED]

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From: [REDACTED]
Sent: Sun, 06 Mar 2022 19:32:06 +1100
To: Latrobe Central Email
Subject: Objection to proposed Amendment C131 - Flood Overlays
Attachments: Submission to proposed Amendment C131 - Flood Overlays.docx

Attention: Strategic Planning
Latrobe City Council

[REDACTED]

Attention: Strategic Planning Department
Latrobe City Council

PO Box 264, Morwell VIC 3840

Submission to proposed Amendment C131 – Flood Overlays

[REDACTED]. I am writing to **object** to the Amendment C131 for map 49LSIO overlay proposal.

I have lived in Latrobe City for over 40 years and have seen the extent of which Traralgon has flooded from Traralgon Creek. The proposed overlay suggests that [REDACTED] is affect from flooding and inundation, this is simply not true as my property has never been affected by flooding, inundation or stormwater issues. The proposed overlay on our property at [REDACTED] is connected with the overlay in [REDACTED] and doesn't meet the LSIO (Land Subject to Inundation Overlay) purpose as it isn't connected to any riverine flooding of the Traralgon creek. So how does the proposed water get there?

VICTORIA PLANNING PROVISIONS

44.04

06/09/2021
VC171

LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO** with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.

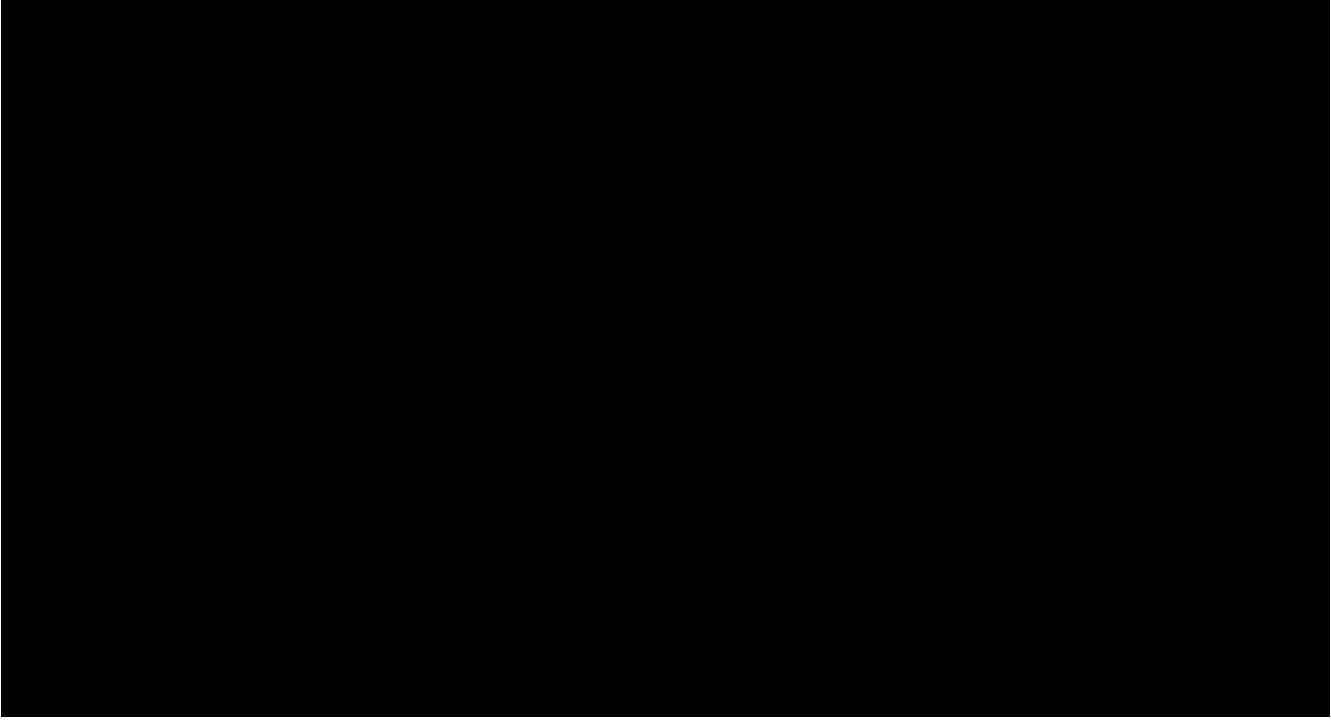
To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To minimise the potential flood risk to life, health and safety associated with development.

To reflect a declaration under Division 4 of Part 10 of the *Water Act, 1989*.

To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.



██████████ has not flooded in any floods from riverine flooding, inundation or flooding from extreme downpour event from overland/stormwater flooding including the most recent events in 2021.

The Major recent flooding event in June 2021 had a devastating effect on Traralgon. This event has been compared to a 1% AEP, were large rainfall totals fell in the catchment area combining with saturated ground from high rainfall throughout year resulting in larger water runoffs. The peak of the flood was at 5.76m it was the largest since 1993 (5.99m). Yet again My property didn't have any flooding.

In October 2021 there was a flash flooding event in Traralgon where 45mm of rain fell in hour and many properties were inundated from overland/stormwater flooding ██████████ was not affected yet other properties in ██████████ others in Traralgon were flooded yet they do not have an Overlay.

3: The West Gippsland Floodplain Management Strategy 2018-2027 states on page 67 that:

A flood study for Traralgon was completed in 2016 (Water Technology, 2016). This study modelled riverine flooding as a result of Traralgon Creek but did not include impacts of flooding from overland flow and urban stormwater.

Yet [REDACTED] from West Gippsland Catchment Authority has said that the water in [REDACTED] [REDACTED] is from stormwater runoff and not from flooding of Traralgon Creek.

There has been no flooding in [REDACTED] from stormwater and no reports produced on stormwater. Latrobe City Council is responsible for stormwater management with capital works programs.

Victorian State Government Environment, Land, Water and Planning.

Applying flood provisions in planning schemes a guide for councils.

Definition **LSIO** from their site:

Land subject to inundation: The estimated area that would be inundated by the DFE (Design Flood Event). This will vary for different purposes, but should be based on the 100-year ARI flood for land use planning. Its extent will be less than the extent of flood-prone land, which is based on the PMF (Probable Maximum Flood).

Doesn't fit [REDACTED] as we are not connected to any flood overlay.

Below is how Victorian State Government Environment, Land, Water and Planning recommending overlays are applied.

States on page 11 to 13 that land subject to inundation is connected to the flood overlay and the use of another overlay is to be used for stormwater/drainage over lay see tables below

Table 1. Application of the flood zone and overlays

| | Urban Floodway Zone | Floodway Overlay | Land Subject to Inundation Overlay | Special Building Overlay |
|------------------------------------|---|--|---|--|
| Urban or rural areas? | Urban areas only | Both urban and rural areas | Both urban and rural areas | Urban areas only |
| Mainstream or stormwater flooding? | Mainstream flooding from a river or stream | Mainstream flooding from a river or stream | Mainstream flooding from a river or stream | Stormwater flooding along overland flow paths |
| Application | <p>Case 1 (see Fig. 2.3)</p> <ul style="list-style-type: none"> Urban land which is mainly undeveloped The stream channel or primary flow path area Important for conveying and/or storing floodwater Higher flood depths and/or flow velocities Higher potential flood risk Unsuitable for intensive urban development. | <p>All cases</p> <ul style="list-style-type: none"> The stream channel or primary flow path area Important for conveying and/or storing floodwater Higher flood depths and/or flow velocities Higher potential flood risk, but usually not as severe as in the UFZ. <p>Case 2</p> <ul style="list-style-type: none"> Rural land which is mainly undeveloped. <p>Case 3</p> <ul style="list-style-type: none"> Urban land which is mainly undeveloped Unsuitable for intensive urban development but may be suitable for development compatible with the flood risk (for example, public purpose uses, such as school grounds, golf courses, sports grounds and recreation areas). <p>Case 4</p> <ul style="list-style-type: none"> Urban land that is fully or substantially developed (for example, currently zoned residential, commercial or industrial areas). | <p>Case 5 (see Fig. 2.1)</p> <ul style="list-style-type: none"> Rural or urban areas where the extent of the floodway has not been identified and only the extent of land subject to inundation is known Areas that cover the total extent of land subject to inundation, including the higher risk floodway component LSIO can be applied as an interim measure until further mapping of the floodway is carried out. <p>Case 6 (see Fig. 2.2)</p> <ul style="list-style-type: none"> Rural land that is mainly undeveloped Areas where the extent of the floodway has been identified and LSIO covers the balance of land subject to inundation, excluding the floodway component Lower flood depths and/or flow velocities Lower potential flood risk. <p>Case 7 (see Fig.2.3)</p> <ul style="list-style-type: none"> Urban land that is fully or substantially developed ('flood fringe') Areas where the extent of the floodway has been identified and the LSIO covers the balance of land subject to inundation, except the floodway component Lower flood depths, lower flow velocities Lower potential flood risk. | <p>Case 8 (see Fig. 2.4)</p> <ul style="list-style-type: none"> Urban land that is inundated if the capacity of the drainage system is exceeded during heavy rainfall Currently used by Melbourne Water in the Melbourne metropolitan area Can be applied by councils for regional towns provided overland flow path areas are delineated. |

From: [REDACTED]
Sent: Wed, 29 Jun 2022 13:07:50 +1000
To: [REDACTED]
Subject: FW: Amendment C131 - Updated Flood Overlay Mapping

From: [REDACTED]
Sent: Thursday, 16 June 2022 8:20 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Amendment C131 - Updated Flood Overlay Mapping

Hi [REDACTED],

As you have advised that [REDACTED] [REDACTED] [REDACTED] LSIO proposed overlays have been withdrawn a can you please withdraw both our submissions. We wont need to voice our objections for this reasons. I would still like to be able to listen to the other objections for our town if possible. How is possible to do this?

Regards
[REDACTED]

PS I will reach out to WGCA to ask for a full map for further information

From: [REDACTED]
Sent: Wednesday, June 15, 2022 11:57 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Amendment C131 - Updated Flood Overlay Mapping

Good afternoon [REDACTED],

Thank you both for taking my calls earlier.

As mentioned on the phone, properties in [REDACTED] are no longer proposed to be impacted by the flood overlays proposed under planning scheme amendment C131. Please see in yellow and orange below the extent of the overlay in relation to the area:



Can you please confirm whether you wish to proceed with your submissions to the amendment, or withdraw them? And further, if you still wish to attend tomorrow afternoon's session and address the Councillors?

Many thanks

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

P 1300 367 700

W www.latrobe.vic.gov.au

PO Box 264, Morwell 3840



Please note my working hours are as follows:

Monday and Tuesday from 7.00am to 8.15am and 8.45am to 4.00pm

Wednesday from 7.00am to 8.15am and 8.45am to 3.00pm

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From: [REDACTED]
Sent: Monday, 21 February 2022 8:00 PM
To: [REDACTED]
Subject: Urgent - Objection PENDING Planning Scheme Map 49LSIO-FO

Hi [REDACTED]

I will be objecting Planning Scheme Map 49LSIO-FO. [REDACTED]

I have had [REDACTED] (West Gippsland Management Authority) attend my property on Thurs 17th Feb. I was expecting them to re-measure some alleged low levels of my property that were picked up via an areophane laser scan approx. 2018. I have had since then had a shed and pool installed (involving considerate land fill). Instead I was shown with a different map as to the one on Latrobe City's proposal; this one highlighting my whole property (instead of just sections). I was advised I could contract an independent surveyor to obtain *accurate* levels on current land levels. I've made contact with an surveyor and forwarded on the flood plan information that I've been given, including the second map (highlighting my whole property).

I had a call from [REDACTED] on Friday 18th Feb. He advised WGCA are going to do some diagnostics and may calibrate their equipment and re-measure themselves. Advising me to hold off on spending my funds to obtain current and *accurate* data for the proposal at this stage. Great news.

I have questions can you please answer the following:

- Why is this area under consideration for LSIO rezone? 44.04 06/09/2021 VC171 . **The purpose for the LSIO is for development.**

This area is not under development.

https://planning-schemes.api.delwp.vic.gov.au/schemes/vpp/44_04.pdf?_ga=2.231713755.516484055.1643841766-1170294744.1618872879

-Can you please inform me if the flooding objection closure date is extended or if the proposal has been paused? If so why is this occurring? (I may need to seek extension to obtain my own accurate measurements and seek legal advice). When is it actually due as I will most definitely be lodging one?

-How is it possible that some areas in my dwelling are at risk (shaded in the original mapping) whilst my home is level?

-How is it that [REDACTED] are alleged at risk for inundation given that flood waters are not connected?

-Are there going to be amendment's and will there be transparency for ALL landholders on any amendments? Such as public notices of any amendments that are easily understood and interpreted in the Latrobe Valley Express; such as the original on 2nd February 2022? If any amendments will they be communicated via post as previous communication? I ask this is vital for fair and honest opportunity to those rate holders.

Given the recent flood events in Traralgon providing accurate data wouldn't this *design probability be irrelevant* given we had no flood or inundation issues? **There is no risk.**

I look forward to your reply so I can collate my strong objections. I look forward to the withdrawal of the C131 Amendment of the area [REDACTED] in Map 49LSIO-FO.

Yours Sincerely

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: Sun, 06 Mar 2022 20:09:36 +1100
To: Latrobe Central Email
Subject: Submission Amendment C131 (Flood Overlay)
Attachments: LSIO Overlay Objection MQ. [REDACTED]

Hello,

Please see attached Objection to Amendment C131 – Map 49-LSIO-FO [REDACTED]

Please withhold my name from public documents such as Council reports

Regards
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Attention: Strategic Planning Department
Latrobe City Council

PO Box 264, Morwell VIC 3840

Proposed Amendment C131 – Flood Overlay Map No49LSIO-FO

[REDACTED]. I am writing to **oppose** the Amendment C131 for Map 49LSIO-FO for [REDACTED]

I oppose this amendment given the following:

- I lived at this address during the most recent major flooding events. The most recent flood information (accurate data) should go before any computer based behavioral model. During this major event there was no flood inundation to my property. No impact whatsoever to Sherwood Court. Local knowledge is that [REDACTED] have never been inundated at all in the past. I have lived in and out of Traralgon and Tyers since 1988. There is no overflow of the Traralgon Creek banks to [REDACTED].
- Given the Application of Land Subject to Inundation Overlay applies to mainstream flooding only. This LSIO amendment should not apply. There are no mainstream flood impacts to [REDACTED] does not overflow the Traralgon Creek to these courts. Your mapping also separates these areas highlighting this.
https://www.planning.vic.gov.au/_data/assets/pdf_file/0028/96571/PPN12-Applying-the-Flood-Provisions-in-Planning-Schemes_June-2015.pdf Page 11

Mapping with LSIO see Page 11.

https://www.planning.vic.gov.au/_data/assets/pdf_file/0035/96569/PPN11-Applying-for-a-planning-permit-under-the-flood-provisions_August-2015.pdf

Please note the LSIO connected to a mainstream river.

The proposed amendment to [REDACTED] is not consistent.

- Traralgon Flood Study 2016 report. Table 4-5 Summary of Flood Behavior for Various Flood Events (P.23-24). Flood Class level table ranges from <20% AEP – 0.05% AEP there is **no mention** of [REDACTED] There is no risk.
- West Gippsland Floodplain Management Strategy (2018-2027)

Page 41 has noted that stormwater flooding impacting a number towns due to inundation caused by heavier than usual rainfall. And that Local Government Area's are accountable for managing urban stormwater.

Still, I know of no stormwater flooding impacting [REDACTED] either.

Page 65 has noted the study modelled riverine flooding as a result of Traralgon Creek but did not include impacts of flooding from overland flow and urban stormwater. Roads were mentioned that were inundated during floods. There is no mention of alleged mainstream flooding of [REDACTED] at all.

- Latrobe Flood Study 2015. Flood Behaviour – (Latrobe River Tyers Road to Rosedale)

Page 23 has noted major flooding does not appear to impact the current town boundaries at Traralgon.

- Based Victoria Planning Provision – Land subject to Inundation Overlay's *purpose* is to ensure development minimizes flood damage. These courts are not developing, therefore is no purpose.

I look forward to the withdrawal of the LSIO proposal of Map49-LSIO for [REDACTED]

Yours Sincerely

[REDACTED]

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From: [REDACTED]
Sent: Wed, 29 Jun 2022 13:07:50 +1000
To: [REDACTED]
Subject: FW: Amendment C131 - Updated Flood Overlay Mapping

From: [REDACTED]
Sent: Thursday, 16 June 2022 8:20 AM
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]
Subject: RE: Amendment C131 - Updated Flood Overlay Mapping

Hi [REDACTED]

As you have advised that [REDACTED] LSIO proposed overlays have been withdrawn a can you please withdraw both our submissions. We wont need to voice our objections for this reasons. I would still like to be able to listen to the other objections for our town if possible. How is possible to do this?

Regards
[REDACTED]

PS I will reach out to WGCA to ask for a full map for further information

From: [REDACTED]
Sent: Wednesday, June 15, 2022 11:57 AM
To: [REDACTED]
Cc: [REDACTED] >
Subject: Amendment C131 - Updated Flood Overlay Mapping

Good afternoon [REDACTED]

Thank you both for taking my calls earlier.

As mentioned on the phone, properties in [REDACTED] are no longer proposed to be impacted by the flood overlays proposed under planning scheme amendment C131. Please see in yellow and orange below the extent of the overlay in relation to the area:



Can you please confirm whether you wish to proceed with your submissions to the amendment, or withdraw them? And further, if you still wish to attend tomorrow afternoon's session and address the Councillors?

Many thanks

[Redacted Name]
[Redacted Address]
[Redacted Phone Number]
[Redacted Email Address]

P 1300 367 700

W www.latrobe.vic.gov.au

PO Box 264, Morwell 3840



Please note my working hours are as follows:

Monday and Tuesday from 7.00am to 8.15am and 8.45am to 4.00pm

Wednesday from 7.00am to 8.15am and 8.45am to 3.00pm

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From: [REDACTED]
Sent: Sun, 06 Mar 2022 18:34:32 +1100
To: Latrobe Central Email
Cc: [REDACTED]
Subject: Submission to Latrobe Planning Scheme Amendment C131 (Flood Overlays)
Attachments: ATT00001.pdf

Please find attached submission to Amendment C131 on behalf of [REDACTED], owners and occupiers of [REDACTED].

6 March 2022

The Chief Executive Officer
Latrobe City Council
PO Box 264
MORWELL VIC 3840

Attention: Strategic Planning

**RE: SUBMISSION TO LATROBE PLANNING SCHEME AMENDMENT C131 (FLOOD OVERLAYS)
OBJECTION TO PROPOSED APPLICATION OF FLOODWAY OVERLAY**

We refer to the above matter and advise that we are the owners and occupiers of land at [REDACTED] known as [REDACTED].

The maps exhibited with Amendment C131 (specifically, Map no. 48LSIO-FO) indicate that part of our property is proposed to be affected by the Floodway Overlay. Currently, there are no flood controls impacting our land under the Latrobe Planning Scheme.

We object to the proposed application of the Floodway Overlay to our land.

The basis for our objection is as follows:

- We purchased our property as vacant residential land in August 2006.

Prior to constructing our dwelling in 2008, the northern portion of the property was filled to raise its elevation and ensure that it was well above the 1% AEP flood level. A 400mm high retaining wall was subsequently constructed along the entire length of its northern boundary and is still in place.

This has resulted in the entire of our property having a higher elevation than the adjacent land to the north which forms part of the Latrobe River floodplain. Furthermore, the northern half of our property is at a significantly higher elevation than the adjoining residential property to the west at [REDACTED].

Photographs of the retaining wall and planted garden bed along our northern boundary are displayed overpage. We confirm that there has been no alteration to the levels of our property since the retaining wall and garden bed were established in 2008.

- Council will have a record of a previous submission made by us to Amendment C9 to the Latrobe Planning Scheme in 2011, which proposed to apply the LSIO over the same portion of our property that is affected by Amendment C131.

Following receipt of our submission to Amendment C9, the WGCMA reviewed the finished levels of our property and the estimated 1% AEP flood level and confirmed that no part of it would be impacted by flooding from the Latrobe River. As a result, the LSIO was not applied to our land.

- We have experienced numerous flood events since 2008, including most recently in June 2021. At no point during any of these events has the floodwater extended past the base of our retaining wall. Rather, any inundation of land has occurred within the rear yards of adjoining properties to the west which are at a lower elevation with permeable post and wire fencing along their northern boundaries.

Photographs are provided overpage showing the peak of the flood adjacent to our northern boundary during the June 2021 event.

- We submit that the Floodway Overlay should not be applied to our land, as:
 - Application of the Overlay is not an accurate representation of the actual flood conveyance characteristics, based on our local knowledge of how the floodplain interacts with the northern boundary of the property.
 - Application of the Overlay does not appear to have been based on an accurate assessment of existing finished surface levels in proximity to our property's northern boundary and has incorrectly assumed that our property is at the same elevation as the adjoining land to the immediate west at [REDACTED].
 - According to the Explanatory Report, the Floodway Overlay is applied to the 'mainstream flooding area of the floodplain, being those areas which convey active flood flows or store floodwaters'. We submit that our property does not form part of the mainstream flooding area of the floodplain and nor does it convey active flood flows or store floodwaters.

We request acknowledgement of receipt of our submission and welcome the opportunity to discuss further, including inspection of our property to verify the information provided.

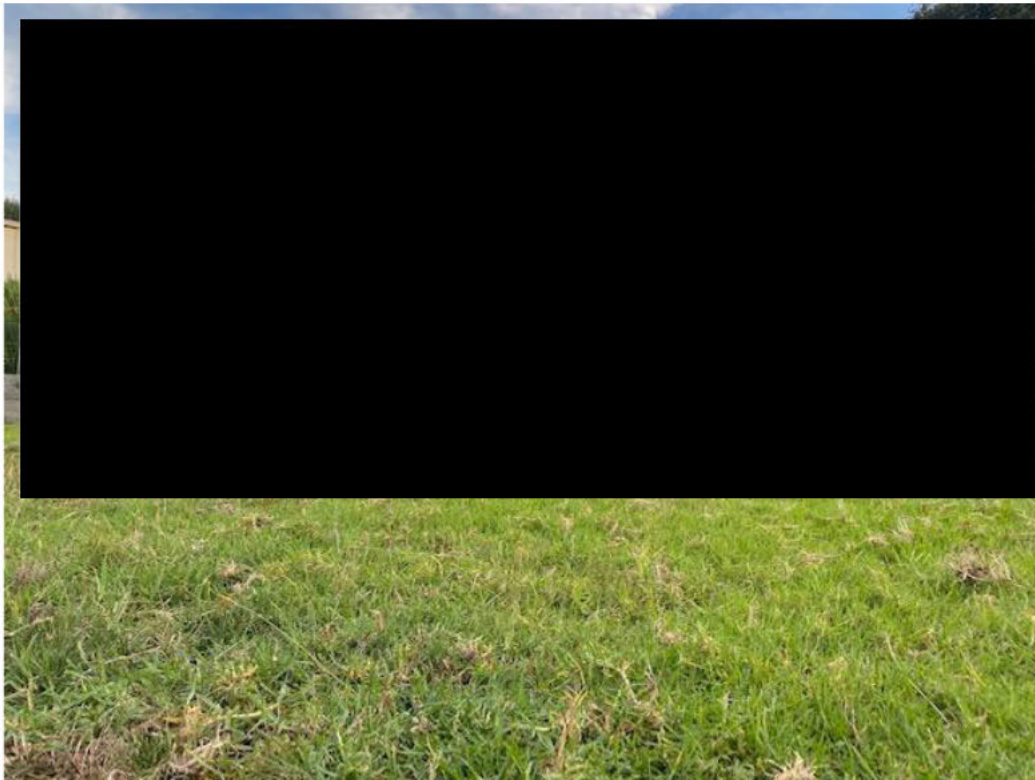
We can be contacted via email at: [REDACTED]

Yours sincerely

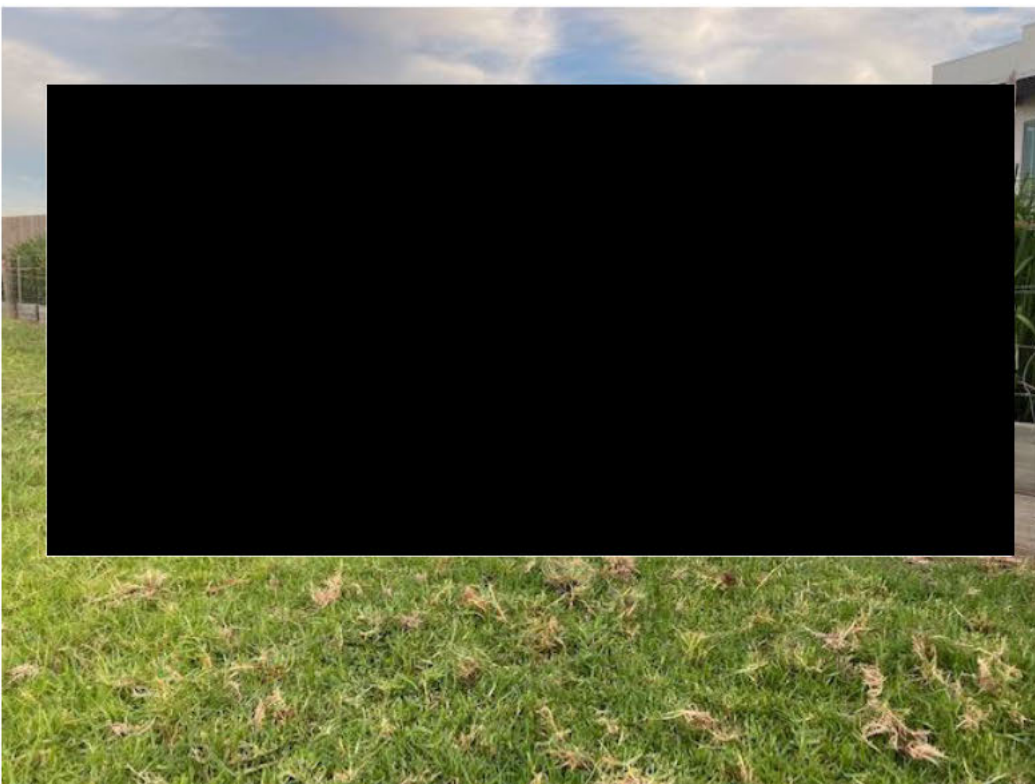
[REDACTED]

[REDACTED]

Photograph 1 – View facing south from the floodplain, displaying the retaining wall and landscaping along the [REDACTED]



Photograph 2 – View facing south-east from the floodplain, displaying the retaining wall and landscaping along the [REDACTED]



Photograph 3 – View from the floodplain of the retaining wall and landscaping along the northern (rear) boundary of [REDACTED], facing west



Photograph 4 – View facing west, displaying the retaining wall and landscaping along the northern (rear) boundary of [REDACTED]



Photograph 5 – View of north-west corner of [REDACTED], displaying existing garden bed in front of retaining wall



Photographs 6 & 7 – Peak of June 2021 Floods adjacent to northern boundary of [REDACTED]



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From: [REDACTED]
Subject: RE: Amendment C131 (Flood Overlays Update) [REDACTED]
Date: Friday, 15 July 2022 1:54:01 PM
Attachments: [REDACTED]

From: [REDACTED]
Sent: Thursday, July 14, 2022 7:25:00 PM
To: [REDACTED]
Subject: Re: Amendment C131 (Flood Overlays Update) - [REDACTED]

Hi [REDACTED]

Thank you for this information, which we have reviewed and can confirm it addresses our concerns.

We no longer wish to continue with our objection to Amendment C131 on the basis that the Floodway Overlay is no longer proposed to be applied to our property.

Please accept this email as confirmation of the withdrawal of our objection.

Regards

[REDACTED]
[REDACTED]

On 13 Jul 2022, at 4:07 pm, Miriam Turner [REDACTED] wrote:

Good afternoon [REDACTED]

Thank you for your submission received to Amendment C131 (flood overlays update). Following assessment of your concerns, further work has been undertaken and I can now provide you with an update, specific to your property.

After further WGCMA review the proposed overlay is recommended to be removed to reflect the existing built-up levels at the rear boundary of this property.

Attached is a map of the new LSIO-FO overlays near your property at [REDACTED]
[REDACTED] As you will see, the proposed overlay has been removed from your property.

For reference, your property is shown in red highlight below, to assist with seeing its location in the attached planning map.



Can you please confirm whether you wish to proceed with your submission in objecting to the amendment, or if you are satisfied with this information and wish to withdraw your submission.

Kind regards,

[Redacted signature]

[Redacted contact information]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



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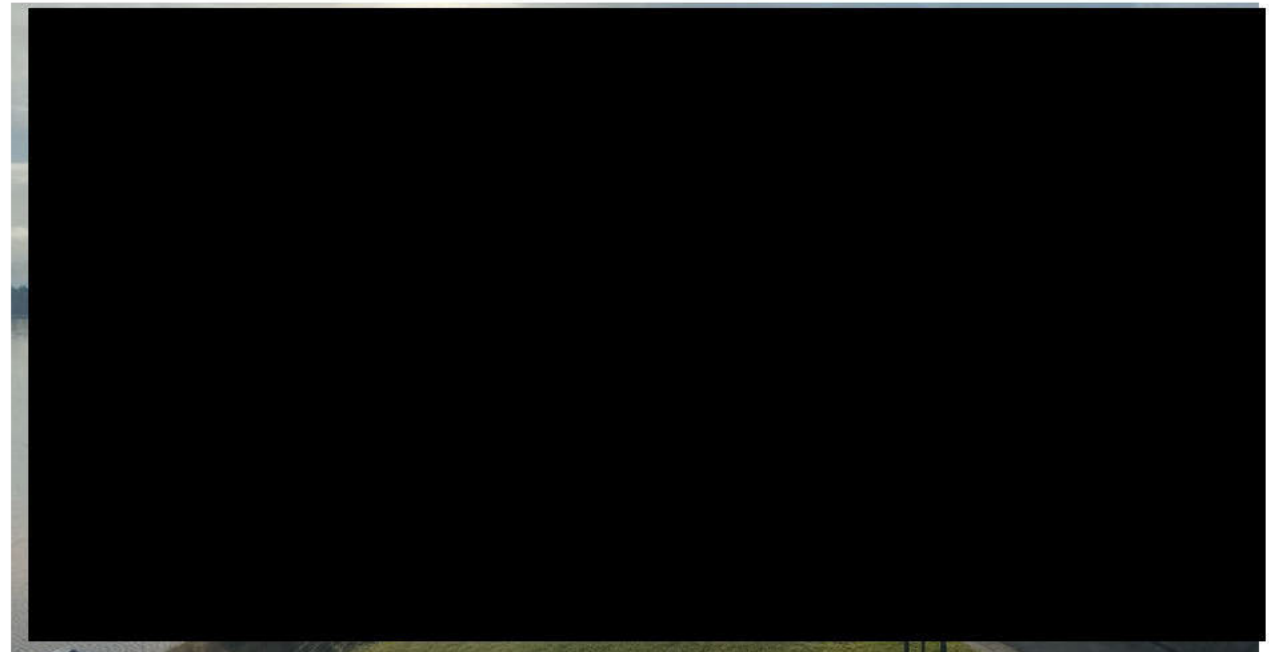
By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

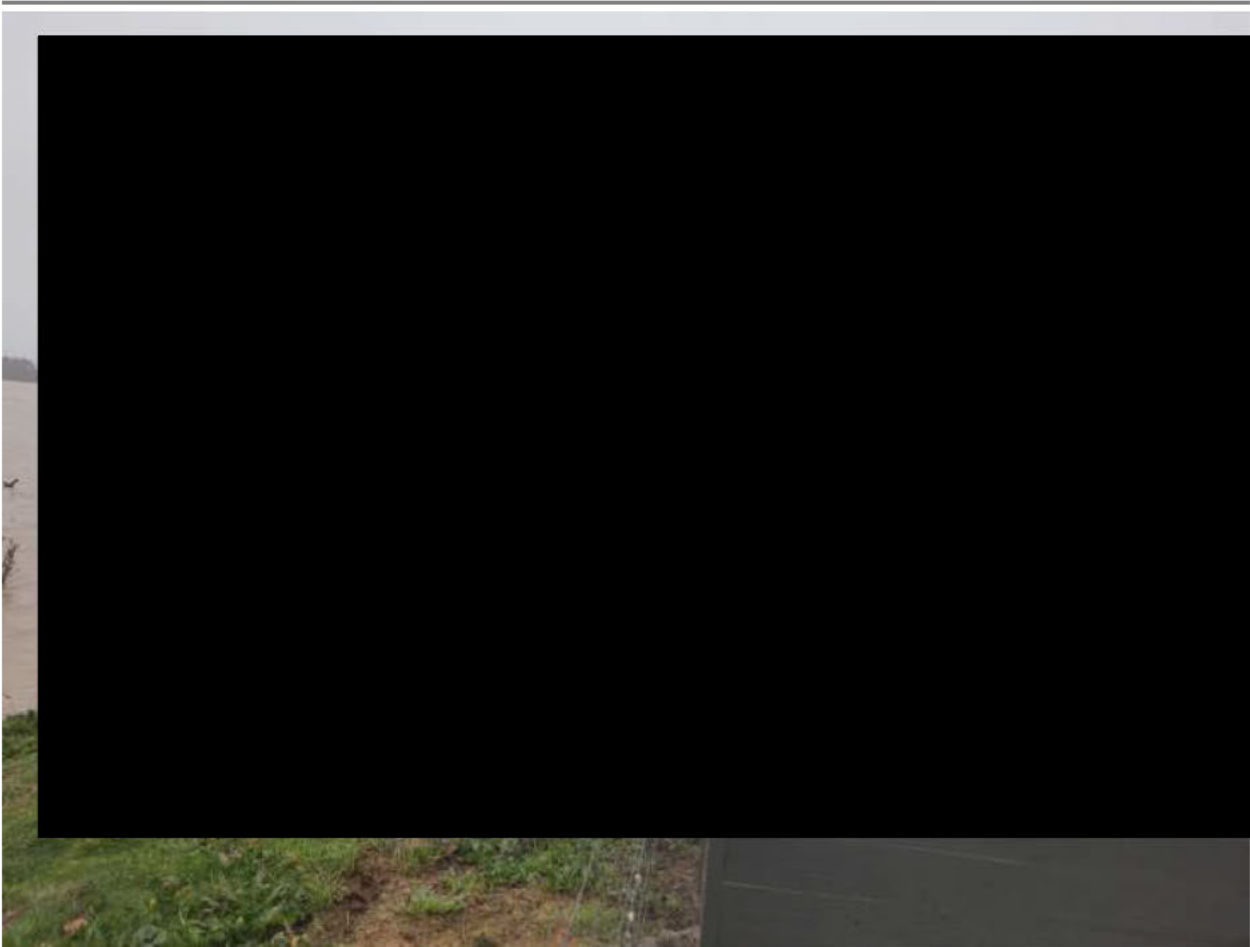
From: [REDACTED]
Sent: Sun, 06 Mar 2022 17:08:40 +1100
To: Latrobe Central Email
Cc: [REDACTED]
Subject: Latrobe Planning Scheme - Amendment C131 - Map 49 LSIO-FO "Objection"
Attachments: 20220304 Letter to LCC.pdf, 2014 Land Planning docs.pdf, 2015 POS.pdf, IMG_3491(1).jpg, 20210612_080728.jpeg, 20210610_1076252159570669.jpeg

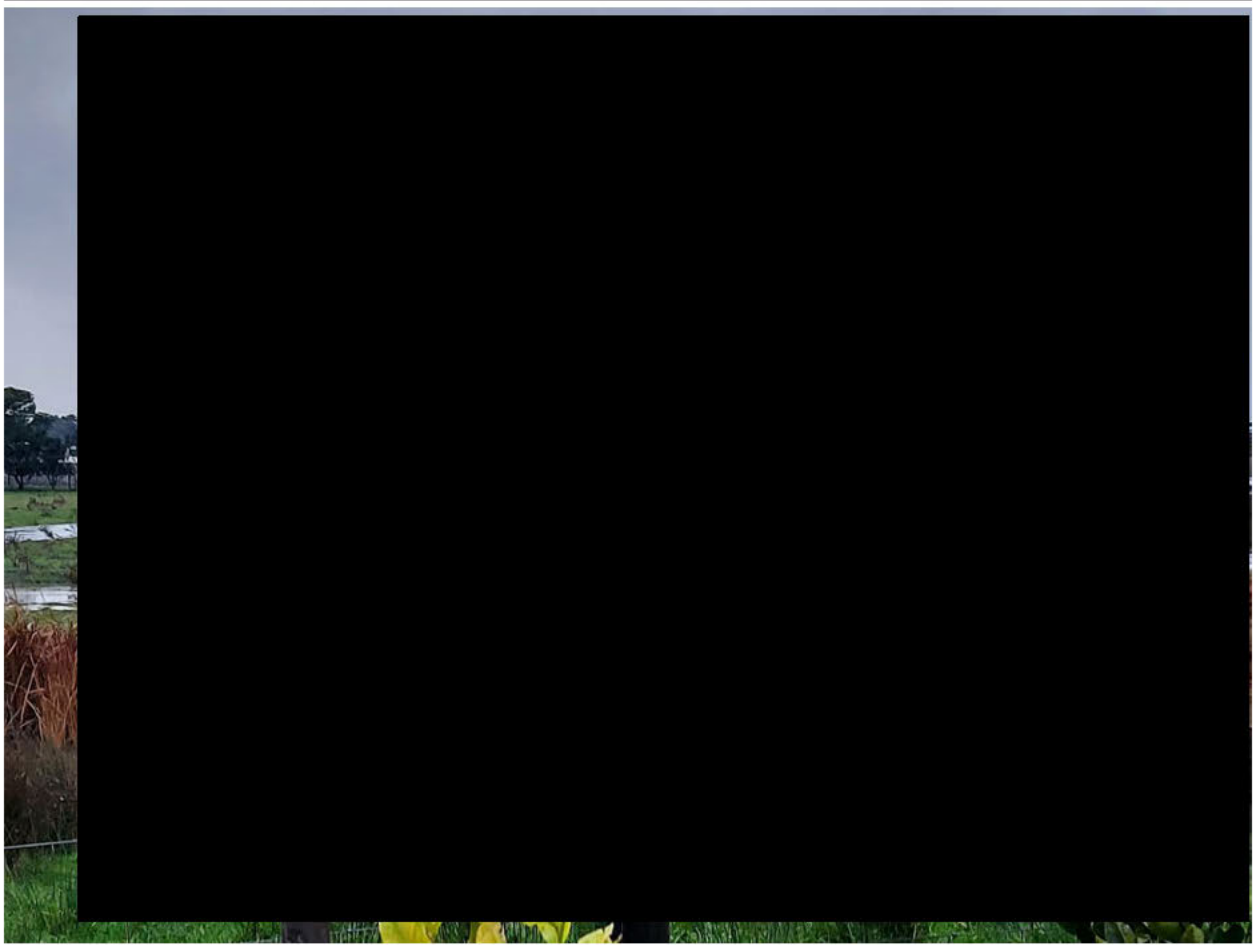
Attention: Ms [REDACTED]

Please find attached our objection relating to proposed changes to the LSIO - FO for Planning Scheme Map 49 LSIO-FO along with our supporting documentation.

[REDACTED]







4th March 2022

Ms [REDACTED]
Strategic Planner
Latrobe City Council
141 Commercial Road
Morwell Vic 3840

Re: Land Planning Scheme Amendment C131latr
Planning Scheme Map 49 LSIO-FO
[REDACTED] [REDACTED]

Dear Ms [REDACTED]

I am submitting on behalf of my wife and myself our objection to the proposed planned change in the Flood Overlay (FO) and Land Subject to Inundation Overlay (LSIO) on map 49 LSIO-FO.

When we purchased our land in late 2015, there was no evidence of any FO or LSIO provided by Latrobe City Council. In fact, the Land.Vic.Gov.au Property Report dated 5 December 2014 (see pdf file 2014 Land Planning docs attached to email), shows very clearly on pages 2 of 4 and 3 of 4 that our block is inside both overlays.

Likewise, the Plan of Subdivision Plan Number [REDACTED] (see pdf file 2015 POS attached to email) does not include any FO or LSIO impacts.

We understand that our land fronts onto the flood plains and we have seen over the past five years, the flood waters that this land is subject to, but at no point has flood water got near to any of our boundary fences including the once in a hundred floods experienced in June 2021 (see photos and details below and attached to email).

Based on this factual evidence and not modelling of flood studies, we state our objection to the change in the FO and LSIO that is proposed to be imparted on our land.

The proposal as shown on Map 49 LSIO-FO now impacts on over fifty percent (50%) of our land and would potentially impact on future insurance policy premiums we pay into the future.

We also argue that with the impact the proposed changes make on our land, the Latrobe City Council probably should never have approved this block of land for building on in 2015. It is indeed immoral for Latrobe City Council to impose these retrospective overlay amendments years after building permits have been issued without any issues of flood inundation being raised at the time of development approval.

We therefore propose that both the FO and the LSIO amendment be removed from our land at [REDACTED] [REDACTED] and be reset outside our boundary perimeter.

We look forward to your written reply in this matter.

Yours sincerely

[REDACTED]

[REDACTED]

4th March 2022

Ms [REDACTED]
Strategic Planner
Latrobe City Council
141 Commercial Road
Morwell Vic 3840

Re: Land Planning Scheme Amendment C131latr
Planning Scheme Map 49 LSIO-FO
[REDACTED]

Photos and information attached to email:

Photo IMG-3491(1).jpg – taken in June 2021 showing our boundary onto farmland / floodplain with flood water clearly well away from our North/West boundary.

Photo 20210612_080728.jpeg – taken in June 2021 showing our boundary fence onto farmland / floodplain with flood water clearly well away from our North/West boundary.

20210610_1076252159570669.jpeg – taken in June 2021 showing our rear boundary fence looking East towards the wetlands area with flood water clearly well away from our East boundary.

Property Report from www.land.vic.gov.au on 05 December 2014 07:47 AM

Lot and Plan Number: [REDACTED]

Address: [REDACTED]

Standard Parcel Identifier (SPI): [REDACTED]

Local Government (Council): LATROBE Council Property Number: [REDACTED]

Directory Reference: [REDACTED]

Note: This parcel is part of a property. For property details get the free Basic Property Report at [Property Reports](#)

This parcel is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details

This is 1 parcel of 8 parcels comprising the property. The parcel searched for is marked with an * in the table below.

State Electorates

Legislative Council: EASTERN VICTORIA (2005)

Legislative Assembly: MORWELL (2001)

The following electorates using the 2013 boundaries will not apply until the election in November 2014

Legislative Council(2013): EASTERN VICTORIA (2013)

Legislative Assembly(2013): MORWELL (2013)

Utilities

Regional Urban Water Business: Gippsland Water

Rural Water Business: Southern Rural Water

Melbourne Water: outside drainage boundary

Power Distributor: SP AusNet (Information about [choosing an electricity retailer](#))**Planning Zone Summary**Planning Zone: GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)SCHEDULE TO THE GENERAL RESIDENTIAL ZONE - SCHEDULE 1Planning Overlays: FLOODWAY OVERLAY (FO)FLOODWAY OVERLAY SCHEDULE (FO)LAND SUBJECT TO INUNDATION OVERLAY (LSIO)LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

Planning information continued on next page

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Planning scheme data last updated on 4 December 2014.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

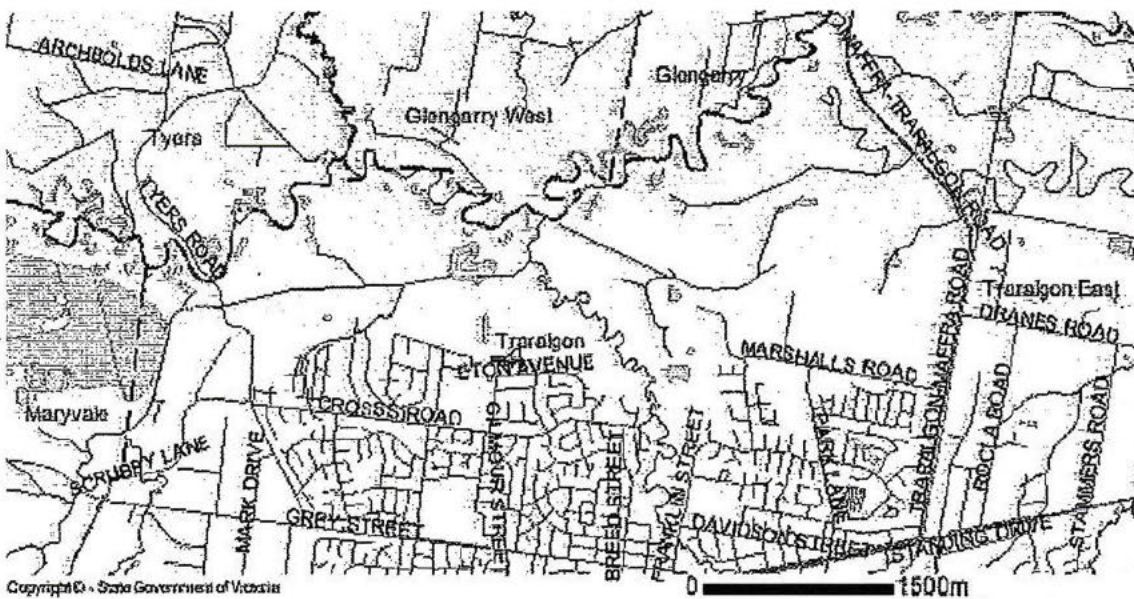
The Planning Property Report includes separate maps of zones and overlays

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.dpcd.vic.gov.au/planning

Area Map



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Planning Property Report

from www.dtpli.vic.gov.au/planning on 05 December 2014 07:48 AM

Lot and Plan Number: [REDACTED]

Address: [REDACTED]

This parcel is one of 8 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

Local Government (Council): LATROBE Council Property Number: [REDACTED]

Directory Reference: [REDACTED]

See next page for planning information

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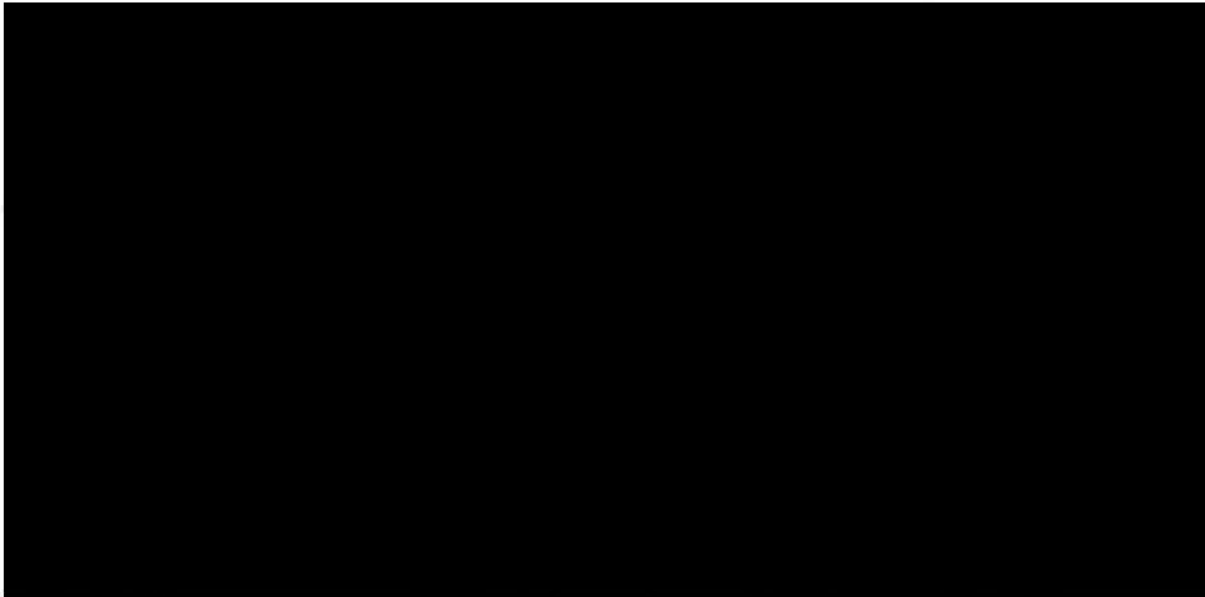
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Planning Zone

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE - SCHEDULE 1



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

| | | |
|---------------------------------|--|---------------------------|
| ACZ - Activity Centre | IN1Z - Industrial 1 | R1Z - General Residential |
| B1Z - Commercial 1 | IN2Z - Industrial 2 | R2Z - General Residential |
| B2Z - Commercial 1 | IN3Z - Industrial 3 | R3Z - General Residential |
| B3Z - Commercial 2 | LDRZ - Low Density Residential | RAZ - Rural Activity |
| B4Z - Commercial 2 | MUZ - Mixed Use | RCZ - Rural Conservation |
| B5Z - Commercial 1 | NRZ - Neighbourhood Residential | RDZ1 - Road - Category 1 |
| C1Z - Commercial 1 | PCRZ - Public Conservation & Resource | RDZ2 - Road - Category 2 |
| C2Z - Commercial 2 | PDZ - Priority Development | RGZ - Residential Growth |
| CA - Commonwealth Land | PPRZ - Public Park & Recreation | RLZ - Rural Living |
| CCZ - Capital City | PUZ1 - Public Use - Service & Utility | RUZ - Rural |
| CDZ - Comprehensive Development | PUZ2 - Public Use - Education | SUZ - Special Use |
| DZ - Dockland | PUZ3 - Public Use - Health Community | TZ - Township |
| ERZ - Environmental Rural | PUZ4 - Public Use - Transport | UFZ - Urban Floodway |
| FZ - Farming | PUZ5 - Public Use - Cemetery/Crematorium | UGZ - Urban Growth |
| GRZ - General Residential | PUZ6 - Public Use - Local Government | |
| GWAZ - Green Wedge A | PUZ7 - Public Use - Other Public Use | |
| GWZ - Green Wedge | PZ - Port | -- Urban Growth Boundary |

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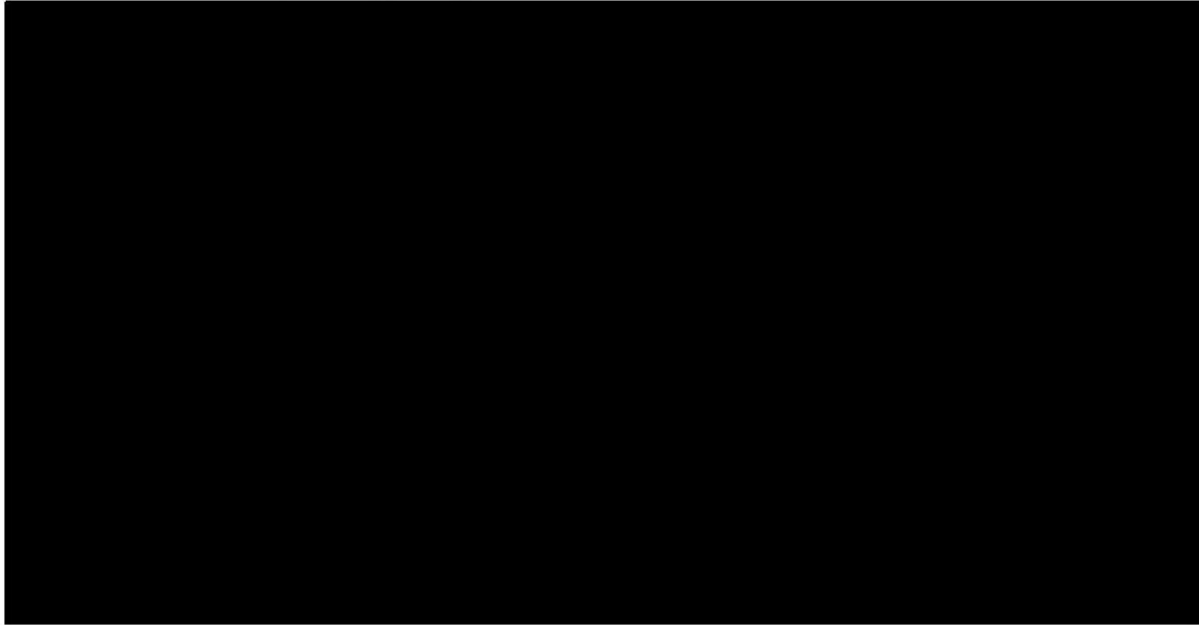
Planning Overlays

FLOODWAY OVERLAY (FO)


























FLOODWAY OVERLAY SCHEDULE (FO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



Overlays Legend

| | |
|---|--|
|  AEO - Airport Environs |  LSIO - Land Subject to Inundation |
|  BMD - Bushfire Management (also WMD) |  MAED1 - Melbourne Airport Environs 1 |
|  CLPO - City Link Project |  MAED2 - Melbourne Airport Environs 2 |
|  DCPO - Development Contributions Plan |  NCD - Neighbourhood Character |
|  DDO - Design & Development |  PD - Parking |
|  DDOPT - Design & Development Part |  PAO - Public Acquisition |
|  DPO - Development Plan |  RO - Restructure |
|  EAD - Environmental Audit |  RCO - Road Closure |
|  EMO - Erosion Management |  SBO - Special Building |
|  ESD - Environmental Significance |  SLD - Significant Landscape |
|  FO - Floodway |  SMO - Salinity Management |
|  HO - Heritage |  SRO - State Resource |
|  IPO - Incorporated Plan |  VPO - Vegetation Protection |

Note: due to overlaps some colours on the maps may not match those in the legend.

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Further Planning Information

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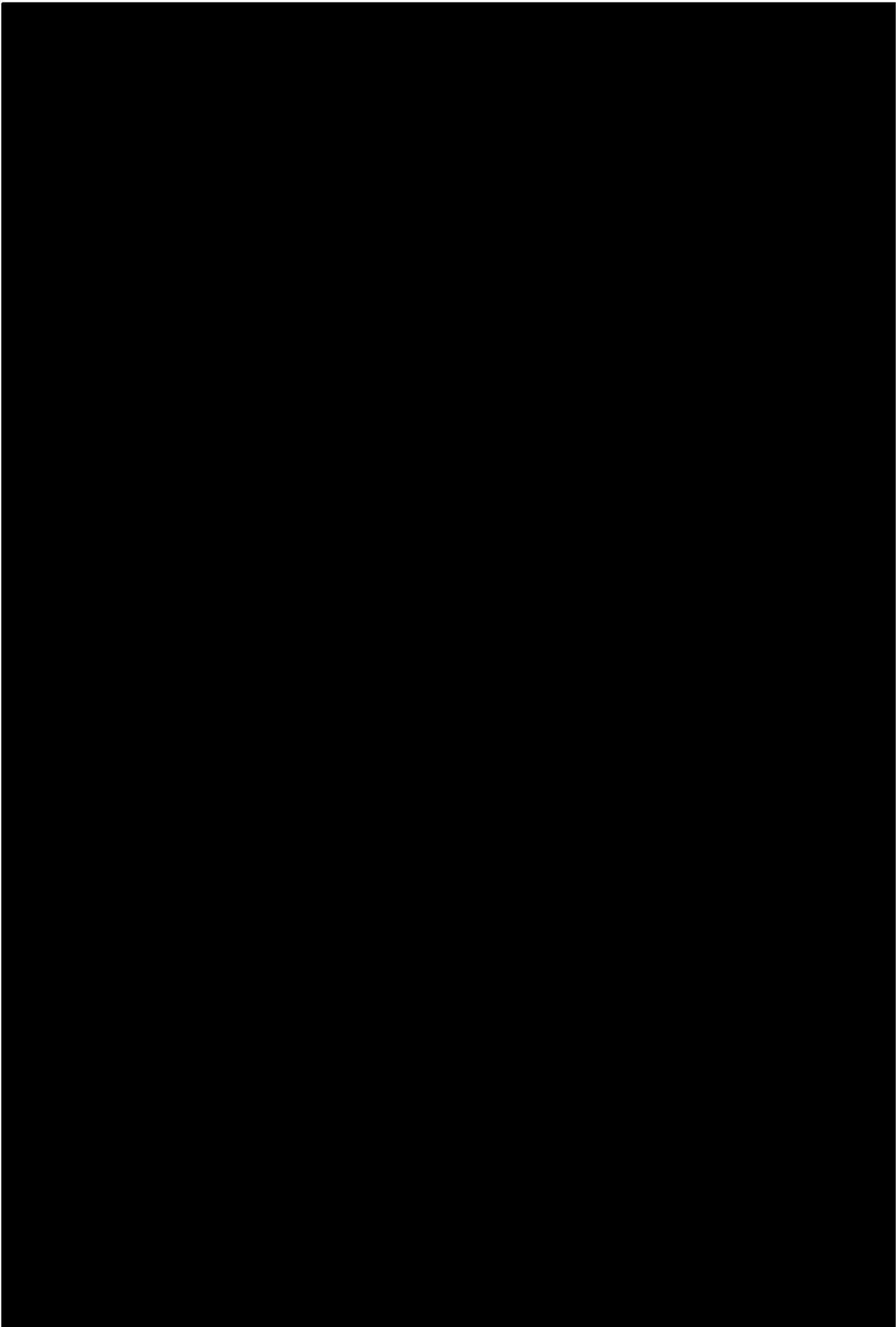
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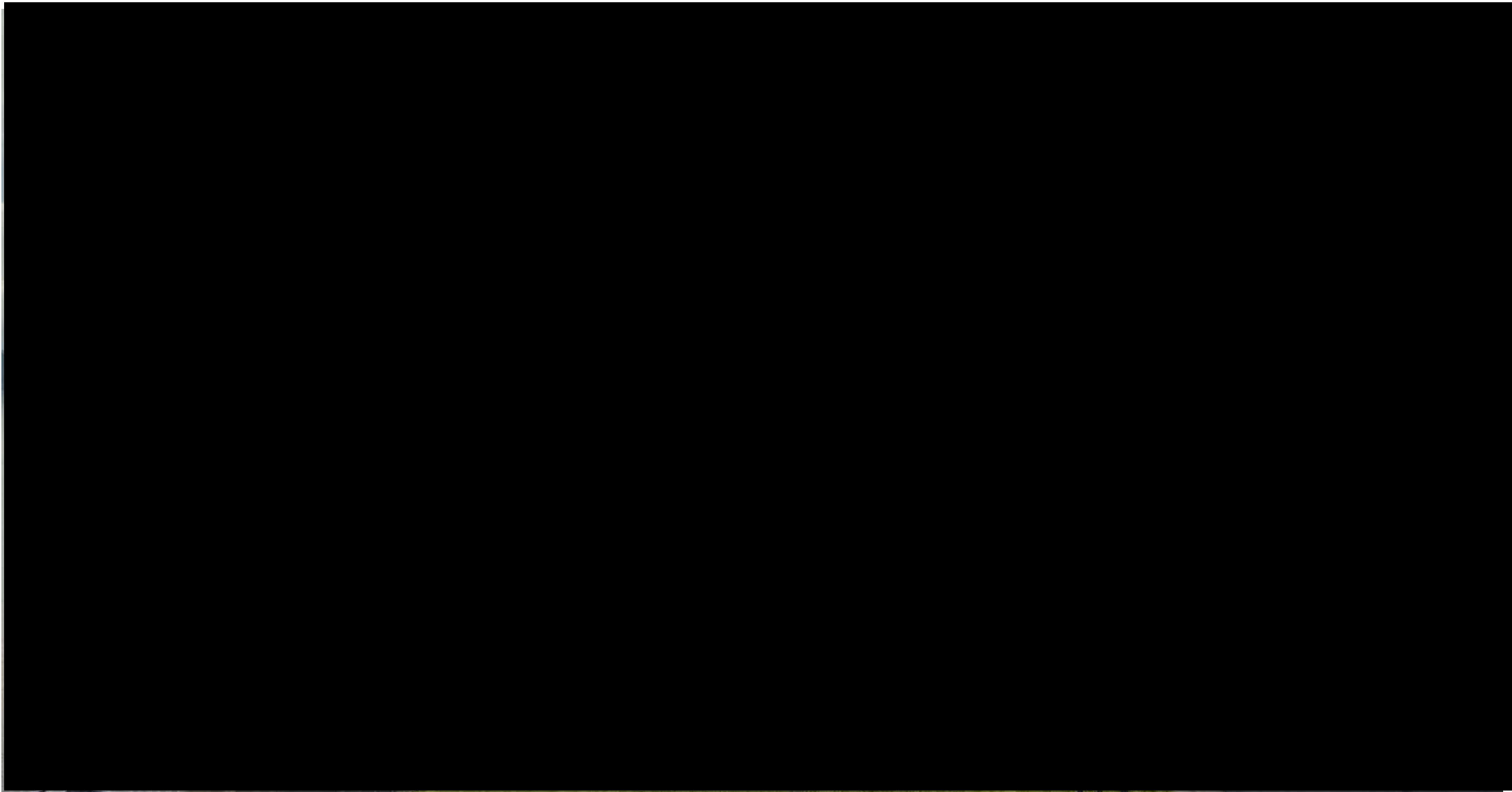
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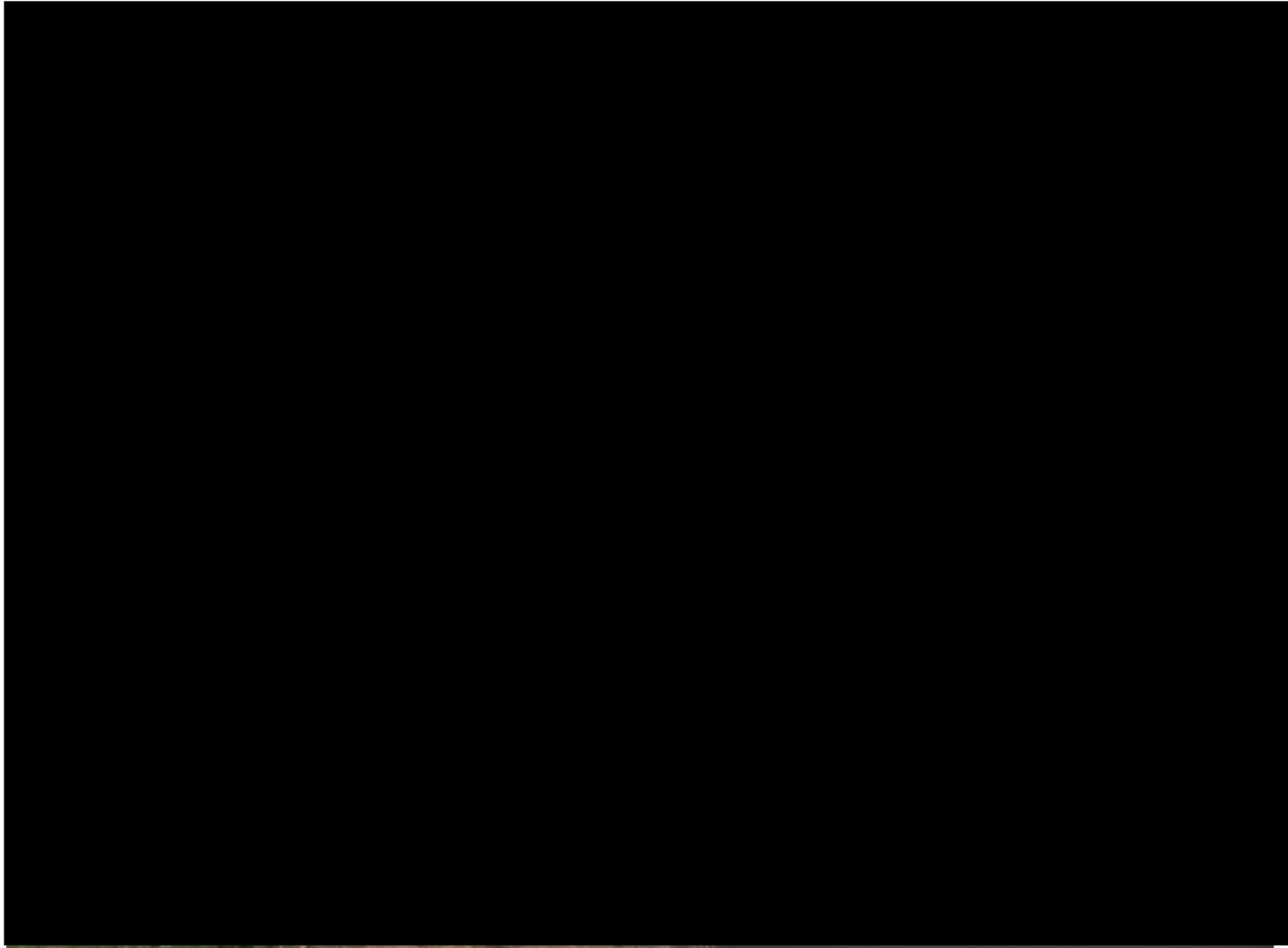
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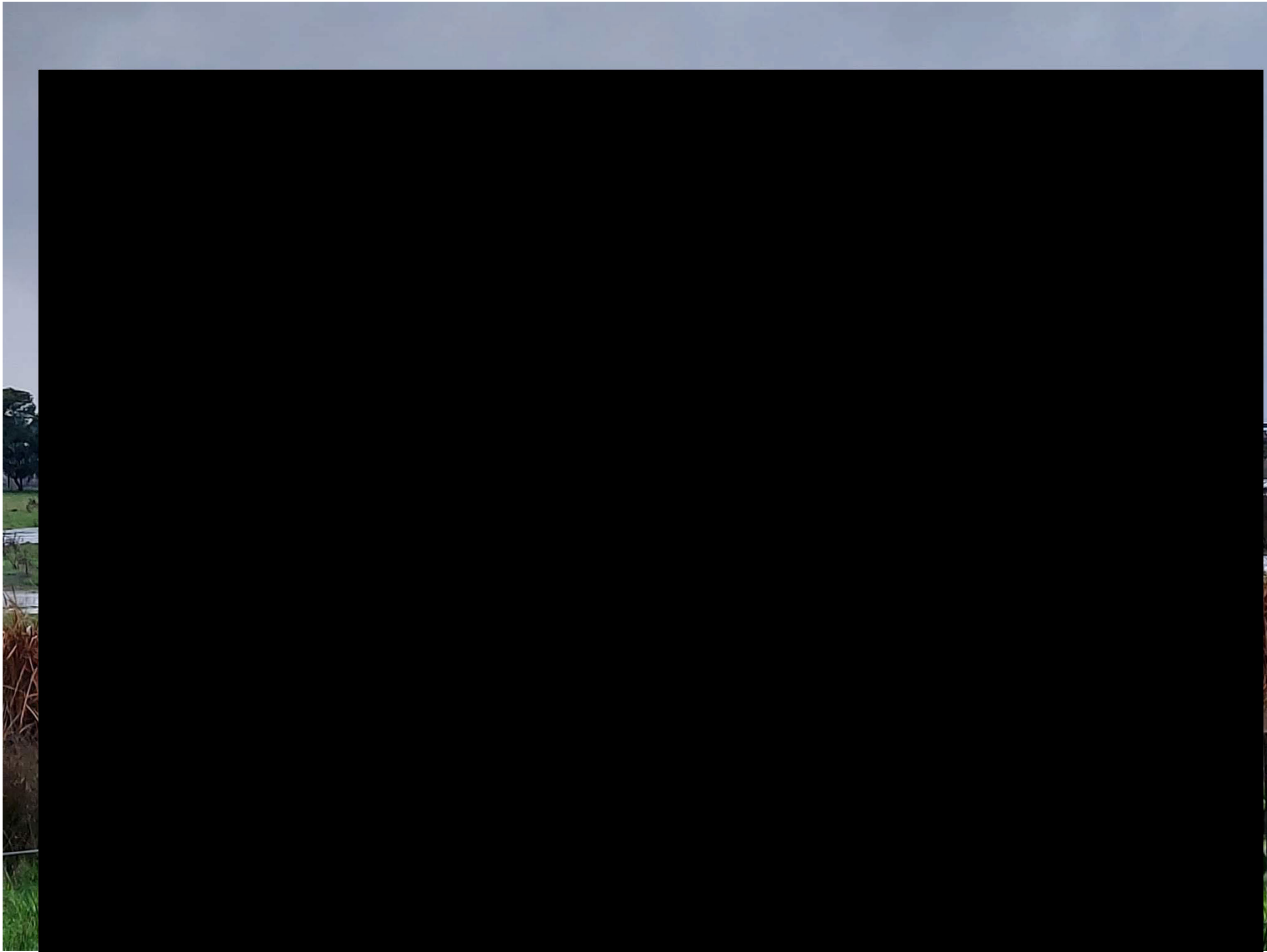


| PLAN OF SUBDIVISION | | STAGE No. | LRS USE ONLY EDITION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------------|---|--------------------------------|--|--|--|--------|-------------------------------|-----|----------|------|------------|------------|-----------|--------------------------------|-------------|--|--|-----------|----------|-------------|------------|------------|-----|--------------------------------|---|---|--|-----|----------|---|-----------|--|
| <p>LOCATION OF LAND</p> <p>PARISH: TRARALGON</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: [REDACTED]</p> <p>CROWN PORTION: -</p> <p>TITLE REFERENCE: VOL: FOL:</p> <p>LAST PLAN REFERENCE/S: PS (LOT 1)</p> <p>POSTAL ADDRESS: [REDACTED]</p> <p>MGA Co-ordinates (of approx. centre of land in plan): E: 458 240 GDA 94 N: 5 774 250 ZONE: 55</p> | | <p>COUNCIL CERTIFICATION AND ENDORSEMENT</p> <p>COUNCIL NAME: LATROBE CITY COUNCIL REF:</p> <p>1: This plan is certified under Section 6 of the Subdivision Act 1988. 2: This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 / /</p> <p>3: This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</p> <p>OPEN SPACE:</p> <p>(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied (iii) The requirement is to be satisfied in stage</p> <p>Council Delegate Council Seal Date / /</p> <p>Re-certification under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VESTING OF ROAD AND / OR RESERVE | | NOTATIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| IDENTIFIER | COUNCIL / BODY / PERSON | <p>STAGING This is not a staged subdivision. Planning permit No,</p> <p>DEPTH LIMITATION: DOES NOT APPLY</p> <p>THIS IS A SPEAR PLAN.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROAD R1 | LATROBE CITY COUNCIL | <p>SURVEY THIS PLAN IS BASED ON SURVEY</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No. - IN PROCLAIMED SURVEY AREA No. -</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROAD R2 | LATROBE CITY COUNCIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EASEMENT INFORMATION | | <p>LRS USE ONLY</p> <p>STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT</p> <p>RECEIVED <input type="checkbox"/></p> <p>DATE / /</p> <p>LRS USE ONLY</p> <p>PLAN REGISTERED</p> <p>TIME</p> <p>DATE / /</p> <p>Assistant Registrar of Titles</p> <p>SHEET 1 OF 4 SHEETS</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LEGEND | | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 20%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 20%;">Origin</th> <th style="width: 40%;">Land Benefited / In favour Of</th> </tr> </thead> <tbody> <tr> <td>E-1</td> <td>DRAINAGE</td> <td>6.04</td> <td>PS 616506H</td> <td>[REDACTED]</td> </tr> <tr> <td>E-2 & E-3</td> <td>PIPELINE OR ANCILLARY PURPOSES</td> <td>SEE DIAGRAM</td> <td>PS 635544R - SEC 136 OF THE WATER ACT 1989</td> <td>CENTRAL GIPPSLAND REGION WATER CORPORATION</td> </tr> <tr> <td>E-3 & E-4</td> <td>DRAINAGE</td> <td>SEE DIAGRAM</td> <td>PS 635544R</td> <td>[REDACTED]</td> </tr> <tr> <td>E-5</td> <td>PIPELINE OR ANCILLARY PURPOSES</td> <td>3</td> <td>THIS PLAN - SEC 136 OF THE WATER ACT 1989</td> <td>CENTRAL GIPPSLAND REGION WATER CORPORATION</td> </tr> <tr> <td>E-6</td> <td>DRAINAGE</td> <td>2</td> <td>THIS PLAN</td> <td>LOTS ON THIS PLAN AND LATROBE CITY COUNCIL</td> </tr> </tbody> </table> | | Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited / In favour Of | E-1 | DRAINAGE | 6.04 | PS 616506H | [REDACTED] | E-2 & E-3 | PIPELINE OR ANCILLARY PURPOSES | SEE DIAGRAM | PS 635544R - SEC 136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION | E-3 & E-4 | DRAINAGE | SEE DIAGRAM | PS 635544R | [REDACTED] | E-5 | PIPELINE OR ANCILLARY PURPOSES | 3 | THIS PLAN - SEC 136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION | E-6 | DRAINAGE | 2 | THIS PLAN | LOTS ON THIS PLAN AND LATROBE CITY COUNCIL |
| Easement Reference | Purpose | | | Width (Metres) | Origin | Land Benefited / In favour Of | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E-1 | DRAINAGE | | | 6.04 | PS 616506H | [REDACTED] | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E-2 & E-3 | PIPELINE OR ANCILLARY PURPOSES | | | SEE DIAGRAM | PS 635544R - SEC 136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E-3 & E-4 | DRAINAGE | | | SEE DIAGRAM | PS 635544R | [REDACTED] | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E-5 | PIPELINE OR ANCILLARY PURPOSES | | | 3 | THIS PLAN - SEC 136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E-6 | DRAINAGE | 2 | THIS PLAN | LOTS ON THIS PLAN AND LATROBE CITY COUNCIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Easement Reference Purpose Width (Metres) Origin Land Benefited / In favour Of | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E-1 DRAINAGE 6.04 PS 616506H [REDACTED] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| E-6 DRAINAGE 2 THIS PLAN LOTS ON THIS PLAN AND LATROBE CITY COUNCIL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>KLUGE JACKSON CONSULTANTS PTY. LTD. SURVEYORS, ENGINEERS AND ESTATE PLANNERS PETER KLUGE P.O. BOX 1537 5 ROSITA COURT SALE 3850 Mob. 0418 512 952</p> | | <p>LICENSED SURVEYOR HANS PETER KLUGE</p> <p>SIGNATURE DIGITALLY SIGNED DATE</p> <p>REF: T08468-D VERSION: 2</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL SHEET SIZE A3</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |









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From: [REDACTED]
Subject: FW: Amendment C131 (Flood Overlays Update)- [REDACTED]
Date: Monday, 25 July 2022 10:03:56 AM
Attachments: [REDACTED]

From: [REDACTED]
Sent: Saturday, 23 July 2022 10:56 AM
To: [REDACTED]
Subject: Re: Amendment C131 (Flood Overlays Update)- Update [REDACTED]

Good morning [REDACTED]

Thank you for your email updating us about the proposed flood overlay changes.

As per the email, we accept the revised position removing the proposed flood overlay from our property located at [REDACTED] and therefore advise that no further action is required.

Thanking you and your team,

[REDACTED]
[REDACTED]
[REDACTED]

On Fri, 22 Jul 2022, 11:47 am [REDACTED] wrote:

Good afternoon [REDACTED]

Thank you for your submission received to Amendment C131 (flood overlays update). Following assessment of your concerns, further work has been undertaken and I can now provide you with an update, specific to your property.

After further review the flood mapping identified in [REDACTED] is recommended to be removed to reflect the existing built-up levels at the rear boundary of this property.

Attached is a map of the new LSIO-FO overlays near your property at [REDACTED]. As you will see, the proposed overlay has been removed from your property.

For reference, your property is shown in red highlight below, to assist with seeing its location in the attached planning map.

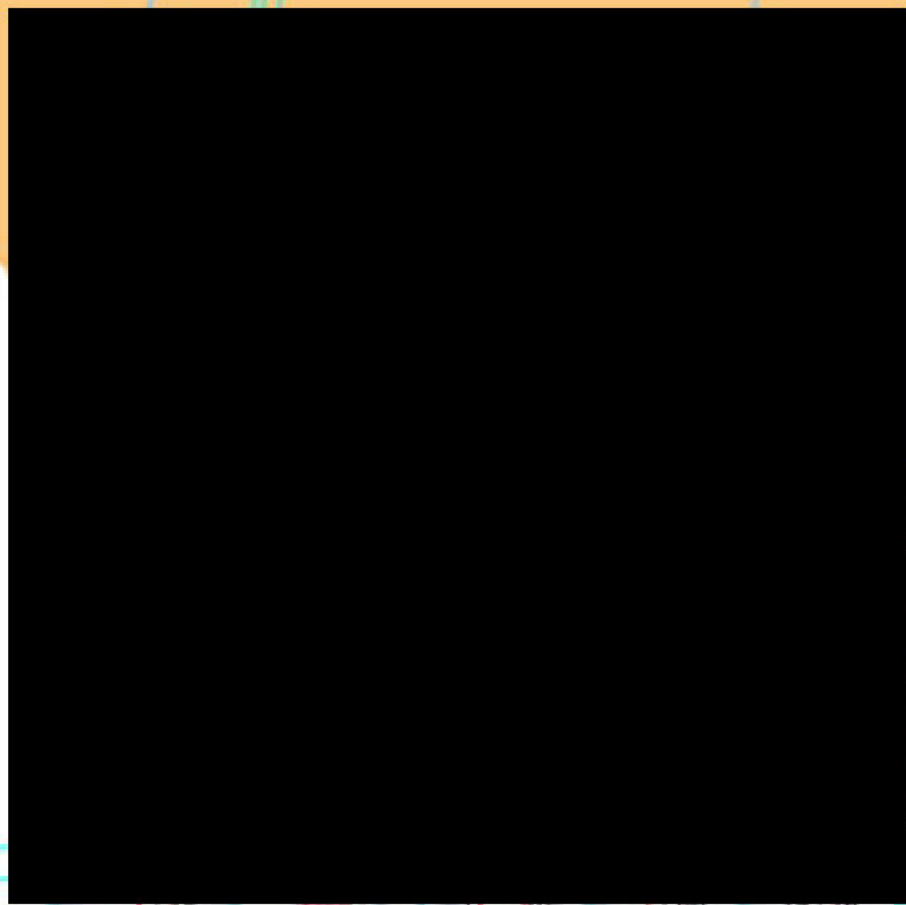
Can you please confirm whether you wish to proceed with your submission in objecting to the amendment, or if you are satisfied with this information and wish to withdraw your submission.

Kind regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

| | | | |
|-------|----|-------|----|
| 46 | 44 | 42 | 38 |
| 33 | 31 | 29 | 27 |
| | | 23 | 25 |
| | | 21 | 28 |
| 1 | 13 | 15 | 17 |
| Place | | 19 | 26 |
| 14 | 16 | | 24 |
| | | 18-22 | |



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From: [Redacted]
Sent: Mon, 07 Mar 2022 16:47:43 +1100
To: Latrobe Central Email
Subject: OFFICIAL: DELWP Environment referral response Am C131
Attachments: [Redacted].pdf

Dear Strategic Planning Team

Please find attached the DELWP Environment referral response to the above planning scheme amendment

Any questions please contact me

Kind regards

[Redacted]

[Redacted]
Planning and Approvals | Central-East Hub
Forest, Fire and Regions | Department of Environment, Land, Water and Planning
574 Main Street Bairnsdale 3875
[Redacted]



We acknowledge Victorian Traditional Owners and their Elders past and present as the original custodians of Victoria's land and waters and commit to genuinely partnering with them and Victoria's Aboriginal community to progress their aspirations.

OFFICIAL



Department of Environment, Land, Water & Planning

71 Hotham Street
Traralgon Victoria 3844
Telephone: [REDACTED]
www.delwp.vic.gov.au

7 March 2022

Strategic Planning
Latrobe City Council
P O Box 264
MORWELL VIC 3840

By email: latrobe@latrobe.vic.gov.au

Our ref: SP479151

Your ref: Am C131

Dear Sir / Madam

PROPOSAL: AMENDMENT C131 TO THE LATROBE PLANNING SCHEME
PROPONENT: LATROBE CITY COUNCIL
ADDRESS: ENVIRONS OF THE LATROBE RIVER AND TRARALGON CREEK

Thank you for your correspondence received 31 January 2022 pursuant to Section 19 of the *Planning and Environment Act 1987*.

Council has given the Department of Environment, Land, Water and Planning (DEWLP) notice of a proposed planning scheme amendment that seeks to update flood controls based on modelling from the *Latrobe River Flood Study (2015)* and the *Traralgon Flood Study (2016)*.

The Amendment seeks to:

- Amend Clause 02.04 (Strategic Framework Plans) to include a new Strategic Framework Plan;
- Amend Clause 11.01-1L (Glengarry) to include a new Glengarry Town Structure Plan (GTSP);
- Amends the Schedule to Clause 72.03 (Schedule to Clause 72.03 What Does This Planning Scheme Consist Of?) to reflect the amended FO/LSIO mapping;
- Deletes Planning Scheme Maps LSIO-FO Map Nos. 2LSIO-FO, 5LSIO-FO, 6LSIO-FO, 7LSIO-FO, 8LSIOFO, 9LSIO-FO, 10LSIO-FO, and 52LSIO-FO;
- Amend Planning Scheme Maps LSIO-FO Map Nos. 11 LSIO-FO, 14LSIO-FO, 15LSIO-FO, 16LSIO-FO, 17LSIO-FO, 18LSIO-FO, 19LSIO-FO, 20LSIO-FO, 21LSIO-FO, 22LSIO-FO, 23LSIO-FO, 24LSIO-FO, 25LSIO-FO, 26LSIO-FO, 28LSIO-FO, 29LSIO-FO, 34LSIO-FO, 35LSIO-FO, 37LSIO-FO, 38LSIO-FO, 41LSIO-FO, 42LSIO-FO, 43LSIO-FO, 44LSIO-FO, 47LSIO-FO, 48LSIO-FO, 49LSIO-FO, 50LSIO-FO, 56LSIO-FO, 60LSIO-FO, 61LSIO-FO, 63LSIO-FO, 64LSIO-FO, 65LSIO-FO, 66LSIO-FO, 68LSIO-FO, 69LSIO-FO, 70LSIO-FO, 72LSIO-FO, 73LSIO-FO, 74LSIO-FO, 77LSIO-FO, 78LSIO-FO, 79LSIO-FO, 82LSIO-FO, 83LSIO-FO, 84LSIO-FO, 85LSIO-FO, 86LSIO-FO, 87LSIO-FO, 88LSIO-FO, 91LSIO-FO, 92LSIO-FO, 93LSIO-FO, 94LSIO-FO, 96LSIO-FO, 97LSIO-FO, 99LSIO-FO, 100LSIO-FO, 101LSIO-FO, 102LSIO-FO, 104LSIO-FO, 106LSIO-FO, 107LSIO-FO, 108LSIO-FO, 109LSIO-FO, 110LSIO-FO, 111

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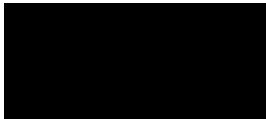
LSIO-FO, 112LSIO-FO, 114LSIO-FO, 115LSIO-FO, 116LSIO-FO, 117LSIO-FO, 118LSIO-FO, 119LSIO-FO, 120LSIO-FO, and 121LSIO-FO.

- Inserts Planning Scheme Maps LSIO-FO Map Nos. 4LSIO-FO, 32LSIO-FO, 33LSIO-FO, 40LSIO-FO, 51LSIO-FO, 55LSIO-FO, 57LSIO-FO, 62LSIO-FO, 67LSIO-FO, 71 LSIO-FO, 76LSIO-FO, and 1 ^LSIOFO.

DELWP has considered the above application and does not oppose the amendment.

If you have any queries, or require clarification please contact gippsland.planning@delwp.vic.gov.au.

Yours sincerely



Program Manager Planning and Approvals
Gippsland Region | Central East Hub



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From: [REDACTED]
Sent: Mon, 07 Mar 2022 11:57:19 +1100
To: Latrobe Central Email
Subject: Attention Strategic Planning - Amendment C131 - Objection
Attachments: Proposed Flood Overlay - Amendment C131.pdf, Current Flood Overlay.pdf

Attention Strategic Planning

RE: Amendment C131 - Objection

The Latrobe planning scheme amendment C131 proposes to include [REDACTED] in a new flood overlay. See attached Proposed Flood Overlay and Current Flood Overlay.

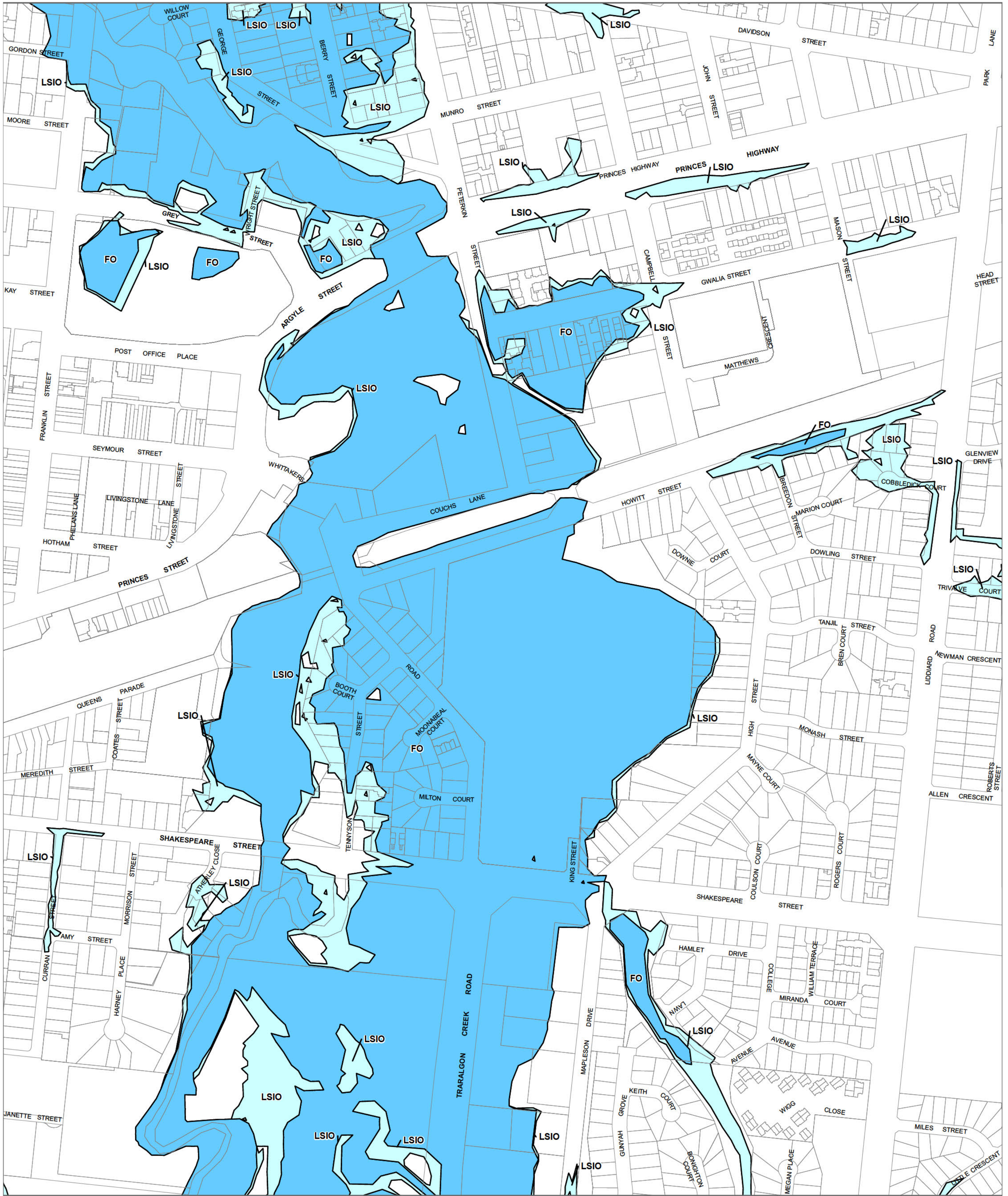
This proposed flood overlay will affect the value of my owner's corporation insurance as well as property values, it may also mean that the owner's corporation and individual owners in the complex are unable to insure.

1. I object to the proposed amendment C131 and specifically planning scheme maps 56LSIO-FO, particularly as I have been the owner of unit [REDACTED] [REDACTED] since 2005 and cannot recall any times water has entered the grounds, no damage or impact to this property or others (in this unit complex) has been sustained during any flood events in Traralgon during this time. This includes the most recent major floods in June 2021 whereby an all-time record Traralgon Creek flood level was observed.
2. I propose that amendment C131 including planning scheme maps 56LSIO-FO be updated to exclude [REDACTED] from the flood overlay.

Regards

[REDACTED]

LATROBE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C131latr

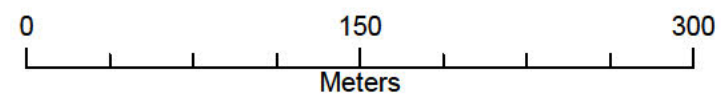


LEGEND
■ FO - Floodway Overlay
■ LSIO - Land Subject to Inundation Overlay

Municipal Boundary

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Australian Map Grid Zone 55

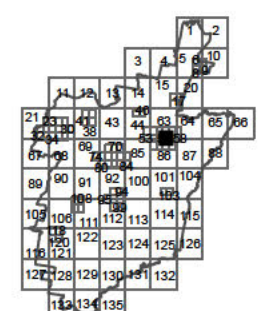


Planning Group
 Printed: 27/07/2021
 Amendment Version: 1

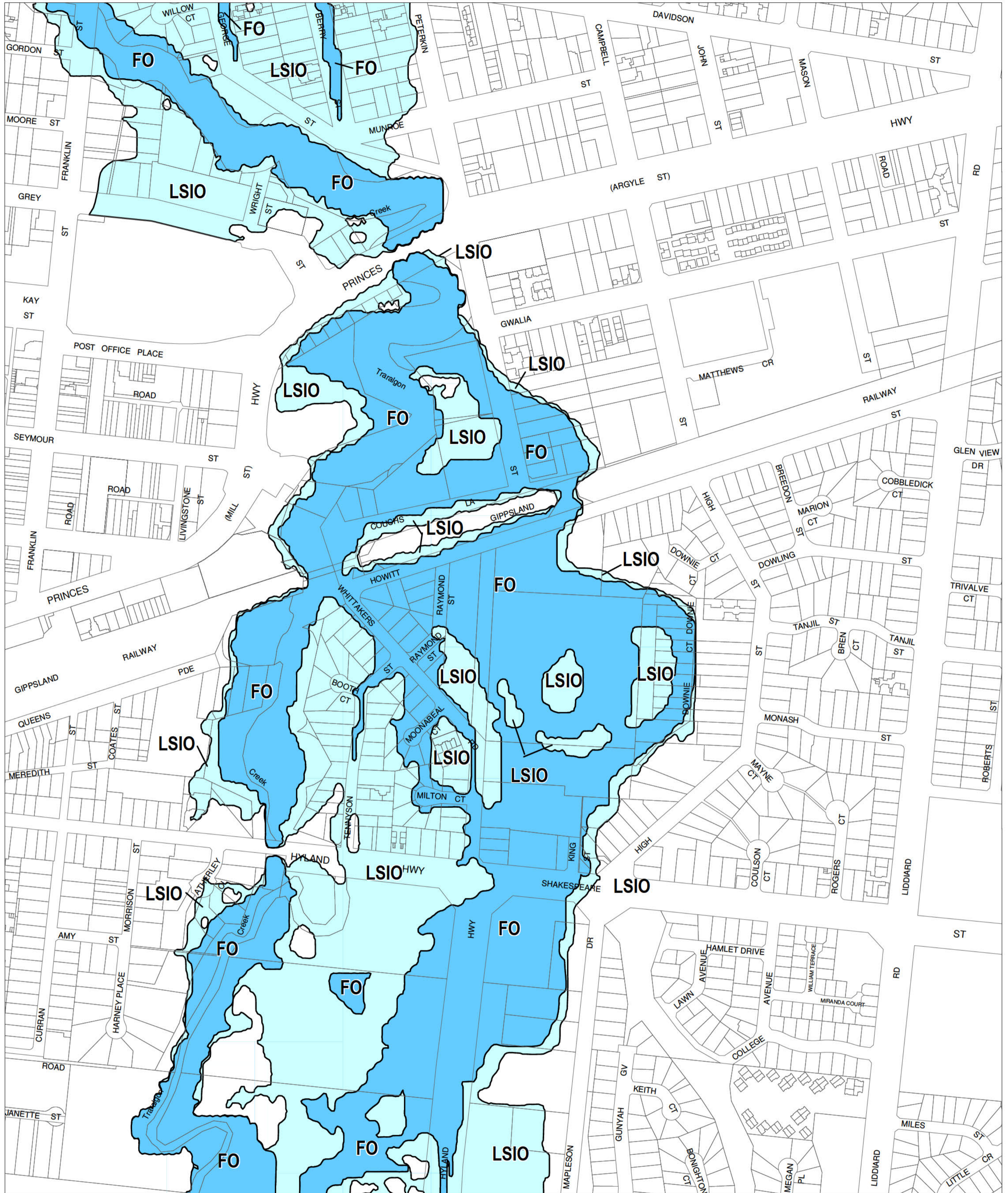


Environment,
 Land, Water
 and Planning

INDEX TO ADJOINING SCHEME MAPS



LATROBE PLANNING SCHEME - LOCAL PROVISION

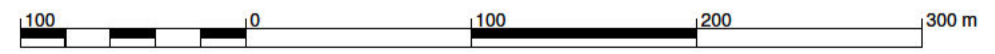


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This map should be read in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.

Overlays

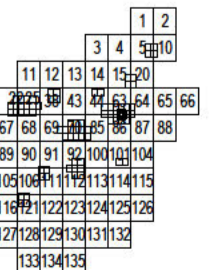
- FO Floodway Overlay
- LSIO Land Subject to Inundation Overlay



AUSTRALIAN MAP GRID ZONE 55



INDEX TO ADJOINING METRIC SERIES MAP



Printed: 10/8/2012

AMENDMENT C9

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From: [REDACTED]
Sent: Mon, 07 Mar 2022 17:16:09 +1100
To: Latrobe Central Email
Subject: Attention: Strategic Planning

[REDACTED]

I am writing to strongly object to the proposed changes to flood controls (amendment C131). Whilst the provided maps of the amendment are mediocre at best for showing the actual changes suggested, regardless the idea that my house is in a flood overlay area is something I strongly disagree with.

I'd like to point to the most recent floods that Traralgon experienced, which were supposedly the worst in close to 100 years, didn't come close to my property or have any impact on it whatsoever. Therefore including my property in a flood area makes very little sense.

Regards.

Submission 51B

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From: [Redacted]
Subject: Re: Submission to Amendment C131 (Flood Overlays Update)
Date: Tuesday, 2 January 2024 10:17:44 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)
[image008.jpg](#)
[0.png](#)
[image003.jpg](#)

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This is satisfactory.

Thank you.

On Tue, 19 Dec 2023, 2:29 pm [Redacted] wrote:

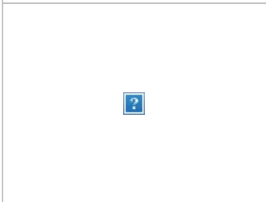
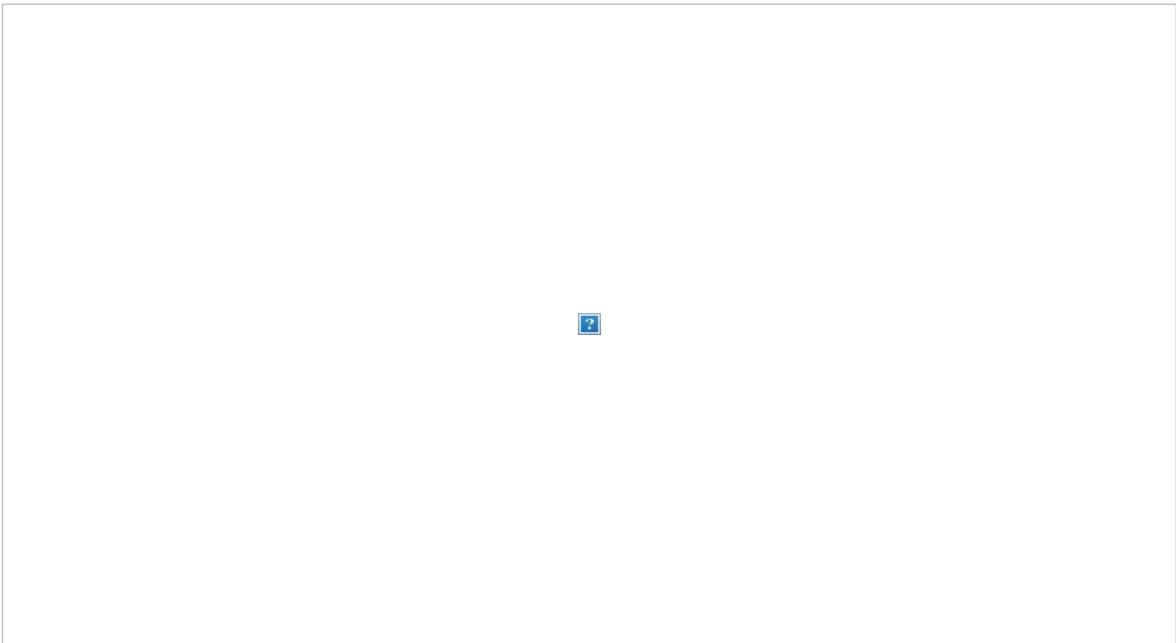
Good afternoon [Redacted],

I am writing to you to update you on the status of your submission to Amendment C131 received on 7 March 2022.

After exhibition of the Amendment C131 closed on 7 March 2022 significant further work has been undertaken to consider submissions including a peer review of the background reports and the amendment documents (see attached).

As a result of this further work, your property at [Redacted] has had the flood overlays removed from the land.

Specifically, the overlay was removed as it was mapping possible stormwater inundation not riverine flooding. The updated mapping is shown below (your property is outlined in red).



If this satisfies your objection to Amendment C131, could you please advise council officers in writing that you withdraw your submission.

For further information regarding this matter please contact Tegan McKenzie, Principal Strategic Planner by e-mail at

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

P 1300 367 700

W www.latrobe.vic.gov.au

PO Box 264, Morwell 3840



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From: [REDACTED]
Sent: 7 Mar 2022 23:19:11 +1100
To: Latrobe Central Email
Subject: Attention: Strategic Planning C131 submission

To the C131 submission reviewer,

I'm uncertain as to what a submission constitutes however I have the following concerns that have been allayed by a face to face. I don't actually understand why a submission or consultation period is made since according to policy 13a of Victorian floodplain management strategy if the new levels are genuinely as identified 1% AEP then Latrobe Council has no choice and community submissions are a waste of time. However, herewith my comments.

Overarching comment: This change is enormous and begs the question of its accuracy or that of studies in the past on which significant works such as the franklin street bridge were justified. As I am not competent to argue the 2019 study reports definition of a 1% AEP event the following comments form my submission.

I object to this amendment as proposed based on the following:

1. This added zoning does not provide meaningful protection from floods to a pre-existing property; which represents the largest part of the change.

Commentary:

Your Website states that "Land use planning is recognised as being the best means for avoiding future flooding problems.". Which is misleading. I refer to West Gippsland floodplain management strategy report 2018-2027 (WGCMA1827 herein) section 3 points 2 and 3. Certainly planning schemes can avoid future risks but this does not reduce anything when applied retrospectively to existing lots/properties/division. This applies to "future risks" of "future planning". As your intro on this topic states "Approximately 1,531 properties will have flood overlays added or amendment on their land, and 335 properties will have flood overlays removed from them". This suggest to me that 1531 properties gain added liabilities for being located in a retrospectively re-drawn flood zone but gain nothing in term of meaningful added flood protections which is covered by WGCMA1827 section 2 and does not make mention of planning schemes. From the Australian insurance council website : "It's important to understand that insurers can't reduce the impact of a flood. **It is up to governments to reduce the risk of flood to communities through investing in permanent physical mitigation measures, such as levees and flood barrages.**" This rings true for overlays on existing property. Finally in my closing remark on this matter in section 3 point 4 "Even with the most rigorous land use planning and building systems in place, the residual risk of extreme flood events with a very low probability remains"

Sample alternative Alternatives:

Added freeboard rather than overlay policy for existing properties under special building overlay or similar. This would cover the planning requirement for future subdivisions in this manageable area.

2. Mitigation works

Rather than update the overlays; its now been five years since the Traralgon bypass levee project was identified as a project to look very closely at. With the potential to prevent 5.5M in damages; how is this project progressing? If it's actually planned then this C131 should be halted until its completed.

Irrespective of its planning (on the presumption this proposal will go ahead) I am be seeking assurance that the flood boundaries be re-drawn at its completion to reflect the relevant changes.

Table 5-1 Mitigation Impacts and Cost - Benefit

| | | Existing Conditions | Mitigation Option 1 (Traralgon Bypass Embankment) | Mitigation Option 2 (Whittakers Rd Levee) |
|--|--|---------------------|---|--|
| Properties Flooded (1% AEP) | | 319 | 174 | 248 |
| Properties Flooded Above Floor (1% AEP) | | 90 | 4 | 54 |

| | | | |
|-----------------------|-------------|--------------|---------------|
| 1% AEP Damages | \$6,779,053 | \$ 1,129,262 | \$ 4, 882,928 |
| AAD | \$358,777 | \$ 196,150 | \$ 314,881 |
| Cost - Benefit | N/A | | 0.30 |

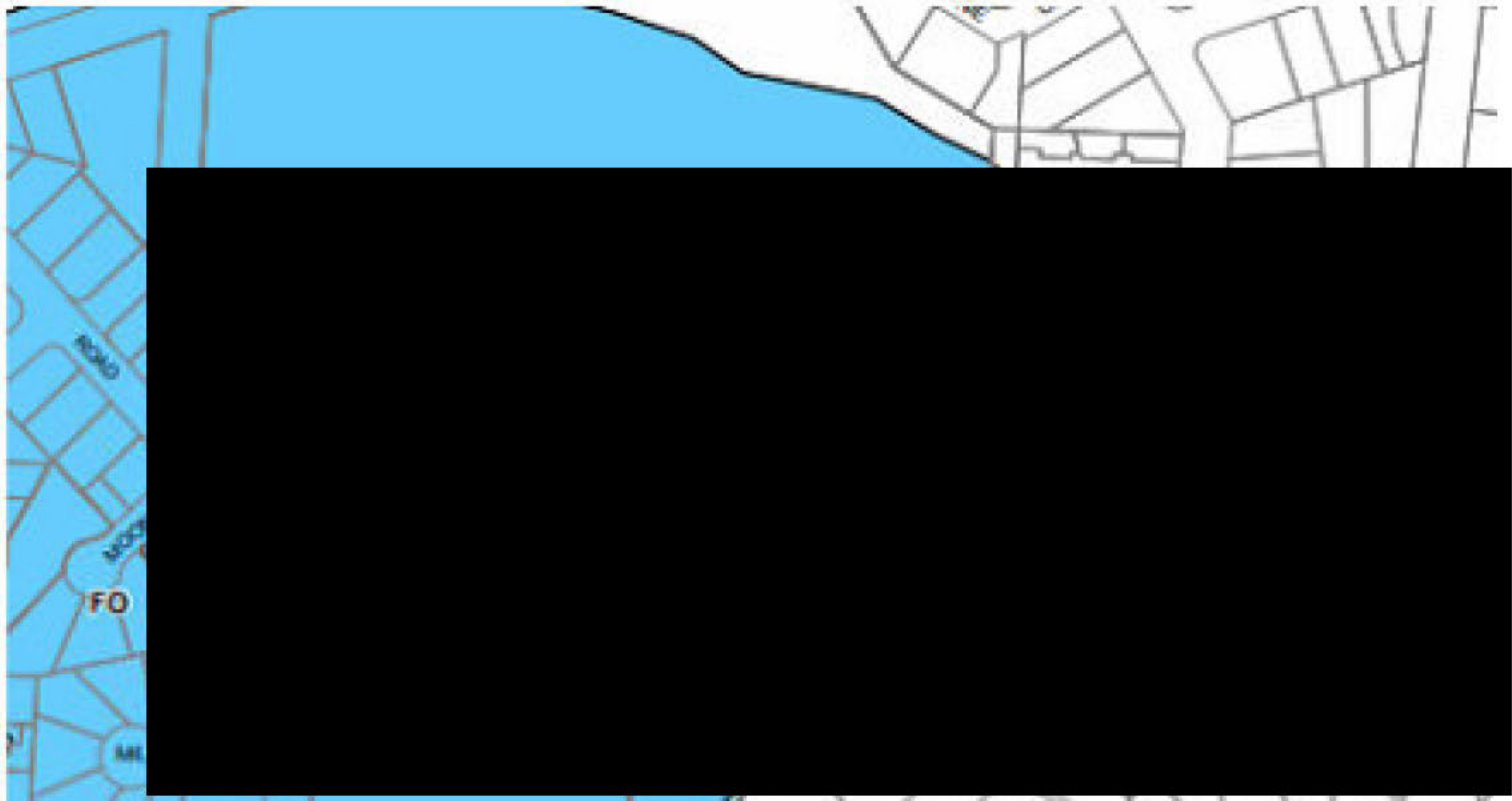
3. Insurance

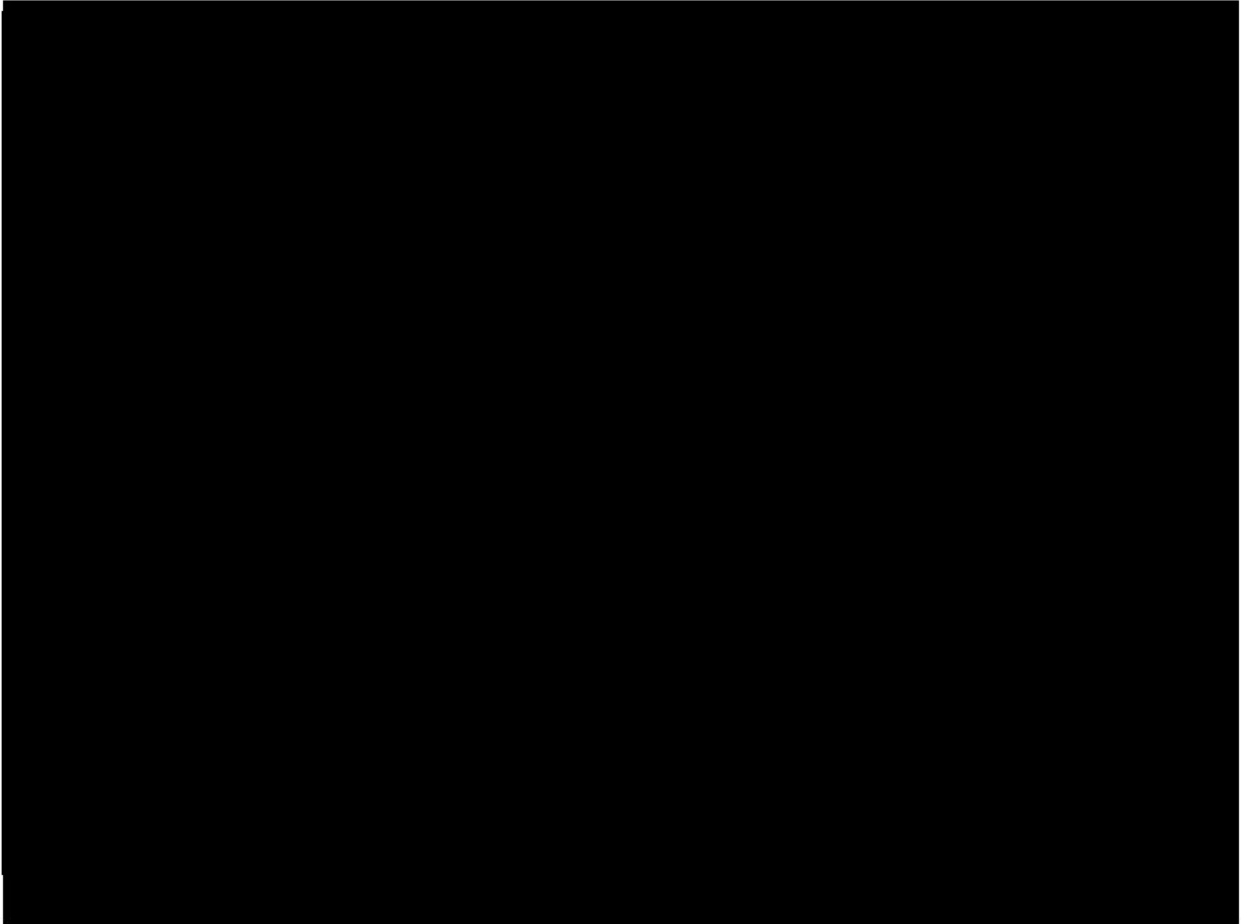
No-one knows what insurance will do with their risk calculation in this space. We just got this property less than 12 months ago and are now facing the prospect of a huge insurance bill or being effectively uninsurable despite doing all our due diligences prior to the purchase of this property. We will likely now be financially penalised for a planning scheme that offers no real reduction of any actual future flood event; It simply adds liability whether is be an outbuilding, or vehicle parked on the property or in an outbuilding now likely within a specified overlay, that skyrocketd by a matter of Metres!

4. Retrospective changes that are this significant effect the value and risk to value perception of a property.

Comments: My property under proposed C131 changes brings the water approximately 20m onto my property where previously it was barely touching. This is on a very sloping block as the change in flood height is so significant. Using my circumstance as an example; we purchased less than 12 months ago on a block extremely close to town with high development potential. This proposal would decimate the development potential. We currently have no plan to develop, but intended to live here for quite some time knowing that development was a great exit strategy. The various reports suggest that earthworks

and development in or even near these boundaries should be discouraged. Effectively with the stroke of a pen our property potential is nuked. This is not to say that developing with respect to a flood overlay would be bad; but the types of considerations for this could still be made. I spoke with this in detail with [REDACTED] and [REDACTED] who both assured me that development of this property in particular would not be within the bounds of 'discouragement' or similar. I am wanting to have this on record in the event we do want a subdivision in the future, that submissions to council will be treated with co-operative consideration of this huge change in flood levy and any potential development. Bens comments also covered that since access/escape would be away from flood area development remains quite feasible and that the freeboard ABOVE the 1% are not necessarily a requirement or that earthworks in this area would be of any real concern from a flood management perspective. The council must specify a minimum floor level with a freeboard margin of at least 300 mm above the 1% AEP flood level, **unless the floodplain management authority consents to a lower level.** The regulations do not apply to a Class 10 building (non-habitable garage, carport or shed), an unenclosed floor area of a building or an extension to an existing building which is less than 20 square metres. (DWELP Guidelines for Development in Flood Affected Areas February 2019).





Comments:

1. On my face to face zoom I was assured that the flood level being used is the 1% AEP without additional freeboards including those for sea level rises. If this mapping does not encompass only the calculated 1% AEP based on a ten year planning cycle then I will have some strong additional objections.

Thanks for taking the time to read my submission.

Kind Regards,

[REDACTED]

[REDACTED]

Submission 52A

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From: [REDACTED]
Sent: Thursday, 13 June 2024 4:10 PM
To: [REDACTED]
Subject: Re: AMENDMENT C131 TO THE LATROBE PLANNING SCHEME

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Hi [REDACTED]

Apologies for missing a few emails in this process. I don't monitor this private address as well as my work one (I only watch it when I look for something...)

I came back to search for my reply with my response that I do indeed withdraw my submissions, but thanks

for including me/us in the process.

I'm confused as to why its with the roads people now but I will look into it in my own time, no need to respond to that comment.

On a side note, your sender name in my inbox comes through as [REDACTED] this may be in my inbox but could be in your settings.... just FYI.

Have a great afternoon.

[REDACTED]

[REDACTED]

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Latrobe City Council



DOC22/182274

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Telephone 1300 367 700

Facsimile (03) 5128 5672

TTY (03) 5135 8322

Post to PO Box 264 Morwell 3840

Email Address latrobe@latrobe.vic.gov.au

Internet www.latrobe.vic.gov.au

AUSDOC DX217733

Submission to Amendment C131 – Flood Overlays Update

Name..... [REDACTED]

Address..... [REDACTED]

Phone Number..... [REDACTED]

Email Address..... [REDACTED]

Your views on the amendment (~~support~~ or object):

I OBJECT TO THE PROPOSED OVERLAY (ES10) AT THE ROAR OF MY PREMISES IN [REDACTED] BY THE AERIAL PHOTOGRAPH I.T. SHOWS THAT ENCROACHES ON MY PROPERTY WHILE IN FACT THE AREA MARKED IS ABOUT 1METRE HIGHER THAN WHERE THE WATER STAYS

WHEN YOU LOOK AT (FO) PROPOSED AERIAL SHOT I.T. SHOWS THE WHOLE OF THE Paddock BEHIND MY RESIDENCE INUNDATED.

I BELIEVE MORE WE HAVE PROBLEMS.
1. WHY DOES ENGLISH ST. ACT LIKE A DAM WALL?
2. WHY DOES THE WATER FROM THE SETTLING/FILTRATION POND RUN ONTO THE Paddock.

I WOULD THINK THAT THE DRAIN BESIDE [REDACTED] SHOULD BE USED TO DRAIN THE PONDS WITH ONLY OVEFLOW BEING DIRECTED ACROSS THE Paddock. IF YOU LOOK AT HOW OVERGROWN THE DRAINS FROM THE PONDS ARE THIS MAYBE THE CAUSE. IF THE INTENT IS TO DRAIN ACROSS THE Paddock PUT IN A STORMWATER...

WHILE THE DRAIN AT THE BOTTOM OF [REDACTED] WAS CHARGED RECENTLY I DON'T BELIEVE THE PIPE DRAIN WAS. MAYBE 2 PIPE ARE REQUIRED. THE DRAIN AFTER ENGLISH ST DOESN'T HAVE FREE FLOW, IT JUST DRAINS TO Paddock I'M TOLD.

①

Submission to Amendment C131 – Flood Overlays Update

Name.....

Address.....

Phone Number.....

Email Address.....

Your views on the amendment (support or object):

WHEN TALKING OF FLOODING A PROBLEM EXISTS ON THE NORTH SIDE OF [REDACTED] AS IN MOIST RAINS THE CATCHMENT AREA DRAINS TO THE REAR OF THESE BLOCKS AND FLOODS YARDS.

I BELIEVE A REQUEST WAS MADE FOR A SPONGE DRAIN AND WAS APPROVED BY COUNCIL (HEARSAY) BUT I DON'T BELIEVE ANY ACTION TAKEN. COULD THIS BE FOLLOWED UP AND ACTION TAKEN TO REMEDIATE THE PROBLEM?

SUMMARY! - I THINK THE WHOLE PROBLEM IS ABLE TO BE RESOLVED BY IMPROVING DISPOSAL OF WATER WEST OF [REDACTED]

CLEANING EXISTING WATERWAYS AND PIPES SURVEYING LEVELS AND DETERMINING ANY ADDITIONAL CHANNEL/DRAINS.

I WOULD THINK THE WHOLE PROBLEM EXIST BECAUSE ENGLISH ST ACTS AS A DAM, THAT INSUFFICIENT DRAINAGE HAS BEEN INSTALLED.

I ALSO THINK THAT THE CATCHMENT AREA EAST OF THE SETTLING POND WOULD BE OF INSUFFICIENT SIZE TO CAUSE A MAJOR FLOOD PROBLEM OF THE ORDER THE L.S.I.O. INDICATES.

PLEASE RECONSIDER AS I BELIEVE IT IS NOT NECESSARY

Submission 53B

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From: [REDACTED]
To: [REDACTED]
Subject: RE: AMENDMENT C131 – UPDATE ON WRITTEN SUBMISSION
Date: Tuesday, 5 December 2023 2:31:31 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.png](#)

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Good afternoon [REDACTED]

In response to your email I can only expect that the address given is supposed to refer to [REDACTED]

If this is the case then I would like to withdraw my submission.

The revised flood plain to me more accurately represents the situation given the size of the catchment area.

Thank you for keeping me informed.

Regards

[REDACTED]

From: [REDACTED]
Sent: Monday, 20 November 2023 2:10 PM
To: [REDACTED]
Subject: AMENDMENT C131 – UPDATE ON WRITTEN SUBMISSION

Dear Mr Bruerton,

AMENDMENT C131 – UPDATE ON WRITTEN SUBMISSION

I am writing to you to update you on the status of your submission to Amendment C131 received on 6th March 2022.

After exhibition of the Amendment C131 closed on 7 March 2022 significant further work has been undertaken to consider submissions including a peer review of the background reports and the amendment documents (see attached).

As a result of this further work, your property at [REDACTED] has had the flood overlays removed from the land.

Specifically, mapping has been updated to match drainage works identified in the Morwell North West DCP Drainage Report WR04. The updated mapping (Map No. 71LSIO-FO and 76LSIO-FO) is attached.

If this satisfies your objection to Amendment C131, could you please advise council officers in writing that you withdraw your submission.

For further information regarding this matter please contact Tegan McKenzie, Principal Strategic Planner by e-mail at [REDACTED]

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



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Chief Executive officer
Latrobe City Council
Commercial Road
Morwell .Vic. 3840



Dear Sir,

Re- Planning Scheme Amendment C131 Flood Overlays Update

I am bitterly disappointed that the proposed amendment is based on modelling from the Latrobe River Flood Study (2015) and the Traralgon Flood Study (2016). In turn these two studies would have relied on modelling or flood experiences of an earlier period. To explain this issue further –

Latrobe City's Main Drain is the Latrobe River. It does not matter whether you are in Moe, Morwell, Traralgon, Churchill, Glengarry, Yinnar, Boolarra etc. All drainage, or flood waters end up in the Latrobe River.

One also must consider the areas upstream of Latrobe City, (Trafalgar, Yarragon etc. etc.) who also contribute to drainage and flood waters to the Latrobe River.

The status or comparison of all drainage systems (including Rivers, Creeks, Gully's etc) used as a basis for the amendment to that of today must also be considered. eg. I am aware that all municipal drainage schemes work at 100% over dry periods, and at wet times something quite different. The same can be said in regards rivers, creeks etc. I am aware especially in the upper Traralgon Creek the situation has deteriorated, substantially due to lack of care and maintenance by both Council and the River Authority.

Traralgon has several Main Drains the greater being the Traralgon Creek. All these Traralgon Main Drains feed into the Latrobe River. When the Latrobe River is in flood, waters in the Traralgon Creek cannot enter the Latrobe River at the same rate as it receives floodwaters from the hill country. The Traralgon Township is sandwiched between these two factors causing extensive flooding. If we are to believe the science of Global Warming, the Latrobe River and Traralgon Creek are going to experience more severe and more frequent flooding in the future.

Proposed amendment C131 reduces the land subject to inundation along the Traralgon Creek and to finish just past the Koornalla Reserve. What is so important about this point? It should be extended to Hoggs Bridge where the Traralgon and little Traralgon creeks meet. Without bothering to investigate further I assume the hill country is not included anywhere in the amendment. The "Hill" country is where most of the flood waters come from.


Public Assets in roads and reserves have been substantially put at risk by actions and inactions of private individuals and public authorities in the upper Traralgon Creek (LeRoy) area.

Instead of fiddling around with arbitrary inundation overlay areas, there should be a full flood plan prepared, addressing options available to council to mitigate the effects or consequences of flooding, This flood Plan should cover the whole municipality.

The definition of "insanity" is to do the same old, same old approach to a problem to achieve a different result.

Every flood is different. Amendment C131 will not change in any way, the amount of water ,its flow ,its turbidity and erosion that will occur within the Municipality.

I object to the proposed amendment.



7/03/2022



4TH March 2022.

The Chief Executive Officer,
Latrobe City Council,
Post Office Box 264,
MORWELL. 3824.



Dear Sir,

I recently received in the mail, notification that the Council is proposing an amendment to the planning scheme specifically in relation to flood overlays. I was also informed that no change was proposed for my property at [REDACTED] [REDACTED]. That means for me that my property remains in the "Flood Prone" category. I respectfully request that my property be removed from this category and revert back to it's original classification.

Why should this occur I hear you ask? The answer is simple and it is because my property has never, yes NEVER been inundated in my lifetime and I am 87 years old. The property did flood in 1934 just before I was born when some 200 mm plus of rain fell in a very short time over the Tanjil Catchment. The water runoff quickly ran downstream into the LaTrobe plain but because of the choke effect of the LaTrobe river gorge at Yallourn, the flood waters banked up inundating the entire low lying area to the North of Moe. The water reached a height of some two and a half meters and reached almost half way up Singer's Hill in Moore Street which is that small rise opposite the bus depot. How do I know this? Because my family purchased a property in Walhalla Road and for years later we could still see the high tide mark on the interior walls left by the retreating water. The water flooded the entire Narracan Valley and places such as the Freemason's Homes and Narracan Gardens were well and truly under water. In the West, the water reached Mitchell's Road and ALL of the new estate to the West of the Mitchell's Road roundabout would have been under water.

In the year 1944, my father purchased the small farm where I now reside from [REDACTED] [REDACTED]. The farm house is still there today and it is located immediately to the West of the Narracan Creek bridge on Old Sale Road. My knowledge of this area is quite intimate, I know every square inch of the land here having lived on this property and that on Walhalla Road for most of my life.

I all of that time, I have seen floods come and go but never I mean NEVER has this property nor the other properties bounded by Moore street in the West and Old Sale Road in the

North been inundated. Yes the Narracan Creek flooded from time to time but the flood water has always been confined to the ancient waterways carved out by the creek's many changes of direction. By good management and the removal of the willow trees and other obstructions, the Narracan Creek has not broken its banks for some years. We also have many dams in the Narracan Creek catchment area and these dams remove a large amount of water which would normally be destined for downstream.

We have some very heavy rain events in the recent past the most notorious of which deposited 75 mm of rain over this area in some twenty minutes. The storm water came down very hard and fast. The manhole cover on the drain on the corner of Jubilee and Evelyn Streets was floating on a column of water nearly a metre high even so my property did NOT flood. The storm water was confined to the roadway up to the depth of the kerbing and it dissipated in a very short time.

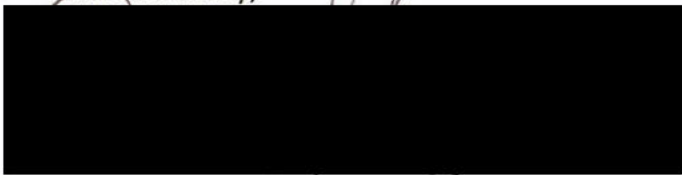
This is some background knowledge for your benefit because if you are going to maintain my property's classification despite never having been flooded you will be totally wrong.

In view of the fact that this entire area was flooded in 1934, why are you singling me out when there has not been an event like that since. If you are going to maintain my property as flood prone then in view of the 1934 episode, you will have to classify all of the areas up to the contour line half way up Singer's Hill. There are hundreds of homes involved as well as industries along Moore Street, Dele Tora Road and Saxton's Drive. Just think of the uproar when the owners of these properties find out that their properties are handsomely devalued and that they cannot get insurance for love nor money.

It is for the above reason and others yet to be articulated that I respectfully request that you remove my property from the category of "Flood Prone" and restore it to its original classification.

Should you not be convinced of the validity of the information which I have presented to you I would be prepared to chance catching Covid by appearing before any tribunal that you might convene in order to press my case. Remember. I have a very serious lung condition, yes a singular lung only and should I catch Covid I will die so at any hearing please ensure that it is safe for me to attend.

Yours faithfully,

A large black rectangular redaction box covers the signature area of the letter.

Submission to Latrobe City – Amendment C131 (Flood Overlays)

4 March 2022

[REDACTED]

Thankyou for the opportunity to make a submission to the proposed C131 amendment.

I am writing in respect to my 24 hectare (60 acre) property at [REDACTED]

The proposed C131 amendment will result in a significant portion of the property being classified as land subject to inundation.

I have participated in a zoom call with an officer from Latrobe, and this was very useful and the majority of my questions were answered. 2 questions were taken on notice and I was advised that [REDACTED] would call me to assist, but this has not occurred and given the zoom call was on 22 Feb I suspect that I have been forgotten. My questions were 1, "what is the definition of a floodplain? i.e the Vicsmartguide states that land under a LSIO is commonly known as a floodplain". And 2, "what is the depth of water on a property that has to occur for it to be classified as inundated?"

My reasons for asking these questions is because I cannot see a scenario where my property would ever become inundated or a "floodplain" or even the worst level of rainfall would result in anything but an **insignificant** amount of water being retained on the property that could result in inundation.

My logic for making the above statements is that any rainwater "runoff" that either enters my property or falls on my property moves across a very wide area as evidenced by the modelling work you have undertaken. This is because of the substantial fall of 12m from the top of my property (west property boundary) @ approx 60m alt to the bottom of my property (east property boundary) @ approx 48m alt.

As a result of this approx. 12m fall and the wide area for any surface water to pass through we have not experienced any inundation in the 32 years living at the property, and I cannot imagine a scenario where it would.

The typical outcome of any large rainfall event is that excess water flows to the corner of [REDACTED] [REDACTED] approx. 400m from my east property boundary, where it can backup due to the height of [REDACTED] being higher than the surrounding land. In the event of a very large rain event I still don't see a scenario where the water would back-up against [REDACTED] and inundate my property. This is based on the following measurements I.E given that the [REDACTED] reserve is approximately 3m lower than my boundary altitude of 48m, meaning the water will only backup to the height of the road pavement level before eventually travelling either under or over the Maffra Rd, which is @ 46m alt (2m below and approx. 400m from my east boundary) and towards the Eaglehawk Creek, which is approx. 1,500m from my nearest boundary and approx. 7m below it at an altitude of approx. 41M.

I have attached a sketch of all the above distances and altitudes for your information

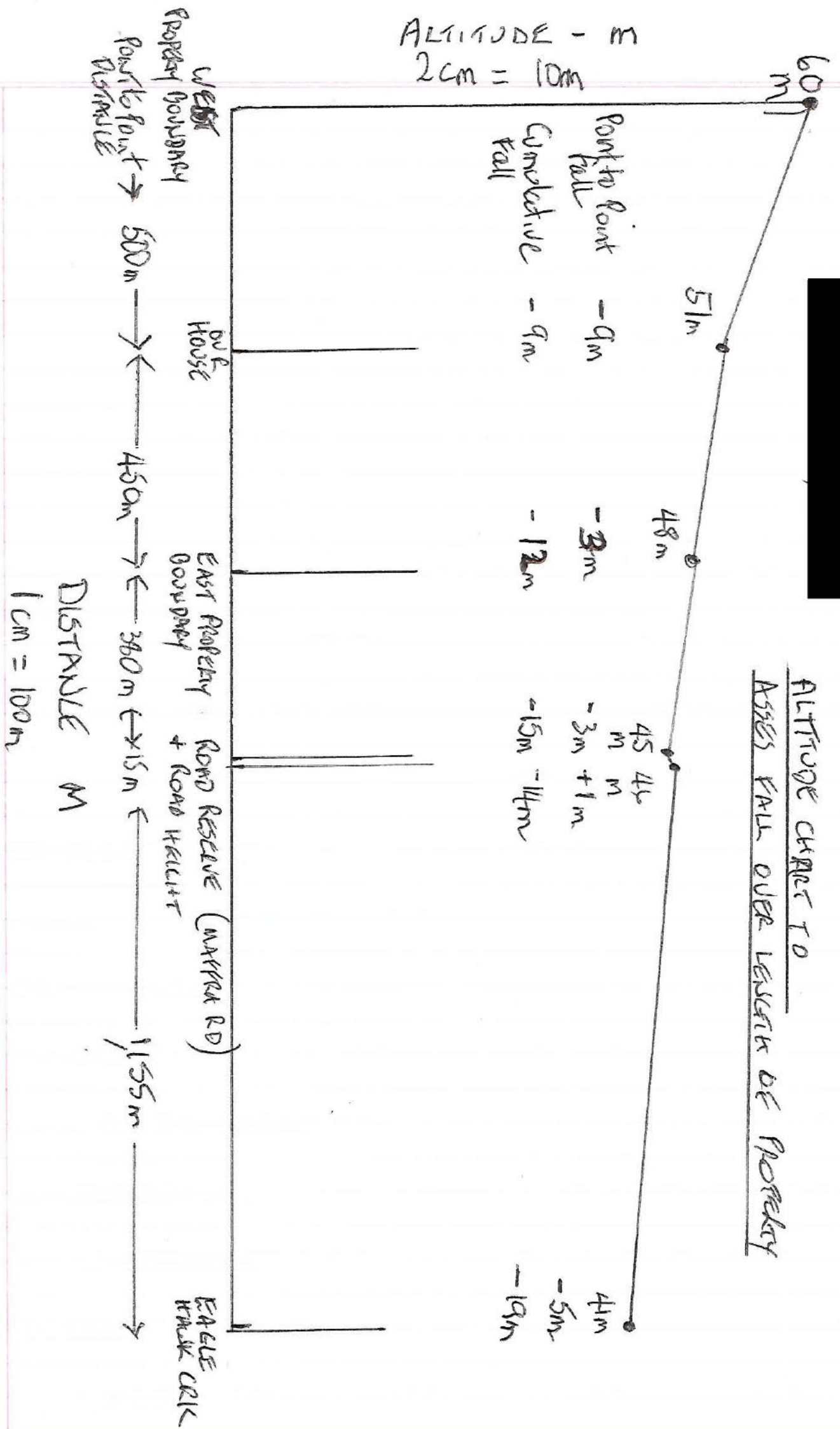
It is for these reasons that I do not consider my property to be at risk of inundation, and request that it not be included in the LSI overlay.

Regards

[REDACTED]

ALTITUDE - m
2cm = 10m

ALTITUDE CHART TO
ASSES FALL OVER LENGTH OF PROPERTY



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From: [REDACTED]
Subject: FW: Amendment C131 [REDACTED]
Date: Thursday, 4 August 2022 9:22:00 AM
Attachments: [REDACTED]

From: [REDACTED]
Sent: Friday, 29 July 2022 10:35 AM
To: [REDACTED]; [REDACTED]
Subject: Re: Amendment C131 [REDACTED]

Good Morning [REDACTED]

Thank you very much for your response yesterday [REDACTED] the additional discussion and response from [REDACTED] this morning. It certainly clarified for me the logic for inclusion of my property in LSIO, as I had incorrectly assumed that the inundation was coming from the Eaglehawk creek catchment, and not overland flows from the west.

Since the modelling was undertaken significant drainage work has been undertaken to [REDACTED] adjacent to [REDACTED] and at the intersection with [REDACTED] [REDACTED] was also reformed and drainage upgraded. From recent heavy rainfall it is evident that considerable flows from the west flow down [REDACTED] to the swampy area at its intersection with [REDACTED] [REDACTED]. As a result I think that these works have significantly reduced the volume of runoff that would head south east and into the top of my property.

Given this new information I would greatly appreciate it if Council/WGCMA would reassess if these new road/drainage works would reduce the overland flows onto my property such that the LSIO would not be triggered for my property.

Regards

[REDACTED]

Sent from my iPad

On 29 Jul 2022, at 9:54 am, [REDACTED]:

OFFICIAL

Good morning [REDACTED],

Further to our conversation yesterday please see below written explanation of the flood behaviour on your property.

The property does not experience flooding from Eaglehawk Creek. The property experiences flooding from the unnamed waterway (sometimes locally referred to as Yellow Drain) located on the neighbouring properties immediately west of [REDACTED] [REDACTED]. The flood waters from this waterway breakout and overtop [REDACTED]

I am aware that many people who submitted objections to the C131 amendment have been personally contacted as part of the process, and site visits to individual properties have been conducted. I am aware that in multiple cases those properties have now been removed from the overlays and property owners were then requested to retract their objections. (See Latrobe website – Amendment C131 submissions).

I am also aware that the reasoning for removing some of the above mentioned properties from the overlays was the specific elevation of those properties when compared to other low lying areas closer to the waterway in question, that became evident after additional evaluation. This is exactly the basis of my objection. I am concerned that as I am just one property owner in a rural area I have not received the same attention that the more numerous objectors received in specific areas of Traralgon.

As illustrated in my submission my property is approx 60 acres of farm land. The fall from the top of my property to the bottom is approx 12M. The lowest point of my property is approx 7M higher than the Eagle Hawk creek, where any riverine flooding would emanate. The Glengarry recreation reserve and primary school are between my property and the Eaglehawk creek. They have not been included in the LSIO and yet they are approx 4M lower than the lowest point of my boundary. The south side of Cainbrook Rd contains significant numbers of Glengarry residential dwellings, and if my property was to be inundated with 100mm at the lowest point then these homes would be under 5M of water near Carinbrook Rd, and under 10M of water at the southern edge of the town. I believe that the above demonstrates that my property does not meet the definition of LSIO, and if further consideration to my proposal had been undertaken or a site visit conducted then it would be obvious that my property should not be included in the overlay.

From your website I am aware that *“once submissions have been assessed, and where possible addressed, the matter will be presented to the Ordinary Council Meeting on 1 August 2022, where council officers will seek a resolution to progress to a Planning Panel.”*

Can you please advise me **prior to the Council meeting on 1 August** the status of my objection, where I specifically requested my property be removed from the LSI overlay i.e

- Why have I not been consulted directly or received any correspondence directly relating to my objection?
- Is my objection yet to be considered?
- If it has been specifically considered what work was done and what was the outcome of the assessment?

Thankyou in anticipation

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Submitted on Sun, 2022-03-06 12:41

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Confidentiality

Please withhold my name from public documents such as Council reports

Your Submission

My submission is

I strongly object to my property - [REDACTED] - being included in the LSIO Planning Amendment. I have lived at this property for almost 30 years & the two instances of flooding in this Court was as a result of the majority of the water coming out of the stormwater pipes & not from inundation from a natural watercourse. Your LSIO amendment seems to be very specific in our Court & my property almost entirely included in the Plan. In both flooding instances, there was no damage to my property, whereas properties in surrounding streets had significant damage & are not included in the Plan.

I would appreciate if you could re-examine the Plan & remove my property from it.

[REDACTED]

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Submitted on Sun, 2022-03-06 15:42

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

████████████████████
████████████████████
████████████████████
████████████████████
████████████████████

Your Submission

My submission is

We are inundated with storm water that comes from the reserve adjacent to our property every time there is a significant rainfall. We advised Council last year about this issue and a contractor inspected the pipes in the reserve a few weeks later. He advised us that there are 2 x 600 mm pipes running into a 700 mm pipe which could not cope with the heavy rainfalls. Because of this the storm water pools in the reserve then overflows into the neighbouring properties.

There were roots in the pipes from two large trees in the reserve and they were cleaned out by the contractor, he advised us that the pipes were also cleaned out two years ago. There has been a request by neighbouring properties to have these trees removed but they were advised that the trees were 'significant' and could not be removed. These trees were planted by a former resident of ██████████ so not sure why they are classed as significant.

Something needs to be done to fix this issue so that we don't have to sweep stormwater away to prevent it from entering our house every time we have a heavy down pour.

Hello [REDACTED]

Thanks for your earlier maps provided.

I have drafted a number of concerns with the planning for flood mitigation in Traralgon
Could you assist with which specific amendment this submission applies? It is probably a combination.

Main issues is flood mitigation, storm water, Latrobe River and Traralgon Creek flooding effect on the community and the associated costs incurred by ratepayers.

Please comment on the details listed on this submission.

I will then submit this response.

regards

[REDACTED]
[REDACTED]

Planning Scheme amendments C131 flood overlays

Date: 28th February 2022

As the resident of [REDACTED] I wish to submit my concerns with the current planning and proposed amendments regarding flood overlays and inadequate storm water infrastructure in Traralgon.

[REDACTED] the proposed amendment based on the modelling incorrectly indicates flooding onto this property. Please review and revise reference to flood overlay to this property.

My main concerns are:

1. Concerns with the Stormwater drainage systems in Traralgon.

The main concern I have with flooding is the inadequate storm water drainage system in Traralgon. Storm water flooding in Traralgon occurs many times during the year and effects many residence.

What action is being taken on this issue to address this concern?

Specific concerns At Traralgon Recreation Reserve

This storm water issue effects the Traralgon Recreation Reserve whenever it rains as the storm water collected from the south east residential area is channelled into a inadequately sized drain which overflows into an open drain that runs through the reserve then across Howitt St through culverts under the rail line then into the Traralgon creek just prior to the Highway bridge crossing.

This overflow creates numerous problem and is unsightly and not acceptable at a premier sporting and open space complex. **What action is being undertaken to install an adequate underground drains and improve the drainage through the Traralgon Recreation Reserve then onto the Traralgon Creek**

The Bridge on Howitt St restricts the flow of storm water from this overflow drain. This is due to the lack of cleaning in this area. The bridge should have been constructed at a higher level instead of the dip in the road. When this section of road floods due to stormwater numerous cars have been stranded. At this point, storm water is also collected from the Traralgon East area and adds to the problem

Additional housing development plan in these areas is adding to the severity and frequency of these storm water floods.

2. Concerns with Flooding Issues Latrobe River

Flooding on Latrobe river occurs at least twice a year. Last year it occurred four (4) times.

The main disruption is to the Traralgon/Tyers residence access via the Latrobe River bridge causeway I understand the current bridge is to be replaced in the near future, however the temporary causeway provided 50 years ago instead of replacing the original bridge is not being addressed . This

means that whenever it rains this roadway will be out of service. This occurred at least 4 times last year and this main access road C481 was out of service for many months. This is totally unacceptable in the 21st century.

Yet if this upgrade was undertaken as part of the bridge replacement this work could eliminate a potential fatality if a vehicle unknowingly drove into a flooded causeway.(this is a possibility on this road and I believe it has occurred in the past). It would also reduce the cost of undertaking this work in two stages and reduce the inconvenience of the public to another period the road would be out of service.

What action is proposed to improve this issue? The costs and risks need to be published.

3. Traralgon Creek Flood Mitigation

Major flooding on Traralgon creek occurs approx. every 10 years. This requires mitigation as recommended in the June 2016 Flood Study and the Jan 2016 Traralgon Bypass Retarding Basin Modelling . **Is this recommendation to construct an embankment as part of the highway bypass being implemented? Need to confirm these work will be undertaken**

Cleaning up the Traralgon creek on a regular basis is required to avoid blockages which contribute to flooding. **Can a schedule and the responsible organisation be provided to address this concern? Need confirmation and assurance this work will be undertaken on a regular time frame by the responsible authorities.**

regards

[REDACTED]

[REDACTED]

.

From [REDACTED]
Date: Mon, 28 Feb 2022, 22:29
Subject: Attention: Strategic Planning
To: <latrobe@latrobe.vic.gov.au>
Cc: <[REDACTED]>

Hello,

I am the resident and property owner of [REDACTED].

I have received notice of the proposed overlay LSIO AM C131,

This letter is to notify Latrobe City that I am not in support of the proposed planning change.

This overlay affecting [REDACTED] appears unnecessary on first review. There are no nearby bodies of water, and the area was not affected in the most recent Traralgon Creek event. The properties listed in the overlay are a kilometer away from the nearest point of Traralgon Creek.

I would like to request that the overlay amendment affecting [REDACTED] be cancelled, or at a minimum a deferral so that additional information may be collected.

The reasons for my request are as follows:

1) The land is gently sloped with the southern end of the property higher than the north. I am in the process of manually surveying the properties [REDACTED] to create a more accurate picture of the area. At present I have made measurements of my own property and found that [REDACTED] has an average grade of 3.8% between the rear fence line to the front boundary. Additional data from the other properties subject to this amendment will be available shortly.

2) The street itself is lower again by 40-45cm than the front property boundary. I have owned the property since 2013 and water from any rain event has always flowed along the driveway or spoon drain to Strathcole Drive successfully.

3) This neighbourhood is 40 years old. This is a long time for a property to be standing before it gets picked up as land subject to inundation unless something has changed between 1980 and 2022.

4) The overlay will adversely affect the values and costs associated with maintaining these properties.

Thank you for your time,

--

[REDACTED]

Submission 60A

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From: [redacted]
To: [redacted]
Subject: RE: Amendment C131- Submission
Date: Saturday, 25 May 2024 6:24:46 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[0.png](#)
[image001.png](#)

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hello,

I had a discussion with the neighbours and am happy to withdraw the submission.

Regards,

On Mon, 20 May 2024, 15:54 [redacted] wrote:

Hi [redacted]

I am assisting [redacted] with Amendment C131 while she is leave for a few weeks.

Apologies as I am unsure if the most recent mapping has already been provided to you for review?

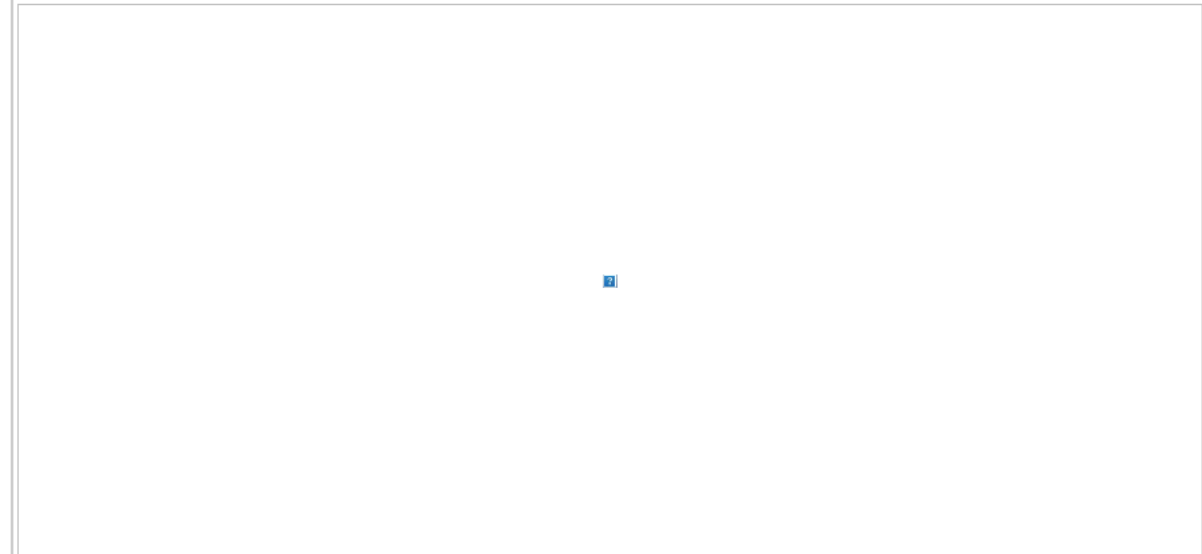
The updated mapping has removed overlays from your property.

Would you be able to clarify if you have any further concerns or if this resolves your concerns and would be happy to withdraw your submission?

If you are happy to withdraw submission you can still receive updates on the Amendment so you can stay informed for peace of mind.

Happy to discuss anything over email or phone on [redacted]

Thank you,



[redacted]
[redacted]
P 1300 367 700
[redacted]
[redacted]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840
[redacted] [redacted] [redacted] [redacted]

[redacted] [redacted]

[redacted]

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From: [REDACTED]
Sent: Sat, 19 Mar 2022 15:58:31 +1100
To: Latrobe Central Email
Subject: submission to Amendment C131
Attachments: latrobe City c131.pdf

Please find my submission to Amendment C131

Regards

[REDACTED]

Submission to Amendment C131 – Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO)

Name [REDACTED]

Address [REDACTED]

Phone Number [REDACTED]

Email Address [REDACTED]

Your views on the amendment (support or object):

I object to the new amendment as I believe the previous underlay appeared to be a more accurate assessment of a 1-100 year flood. Based on my experience in the area. When I asked the representative at my meeting what would be a predictive water rise in such a flood through our property and possibly 50mm, that may look possible on their map, which is an overhead shot, it does not show a side elevation of the area, which contains a lot of areas which would hold water before even getting to where they say it would. Also the Trarigon / Maffra Rd Intersection with Cairnbrook Rd into Glenarry has a high camber facing towards where the water would come from also holding the flow of water back. With the construction of the new roundabout there has been significant drainage work taken place which channels the water through a natural course to the Latrobe river, I also believe that if their storm water system was adequate it would alleviate the advent of this water flow of 1-100 event.

Regards

[REDACTED]

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From: [REDACTED]
Sent: Tue, 22 Mar 2022 10:54:30 +1100
To: Latrobe Central Email
Subject: Submission to Amendment C131 - Land Subject to Inundation Overlay [LSIO] and Floodway Overlay [FO]
Attachments: Objection to Proposed C131 LSIO & Flood Overlay March 22 2022.pdf

As per you letter RE: Community consultation at Glengarry and acceptance of late submissions. Please accept our attached Submission to Amendment C131 - Land Subject to Inundation Overlay [LSIO] and Floodway Overlay [FO]

[REDACTED]

Submission to Amendment C131 – Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO)

Name..... [REDACTED]

Address..... [REDACTED]

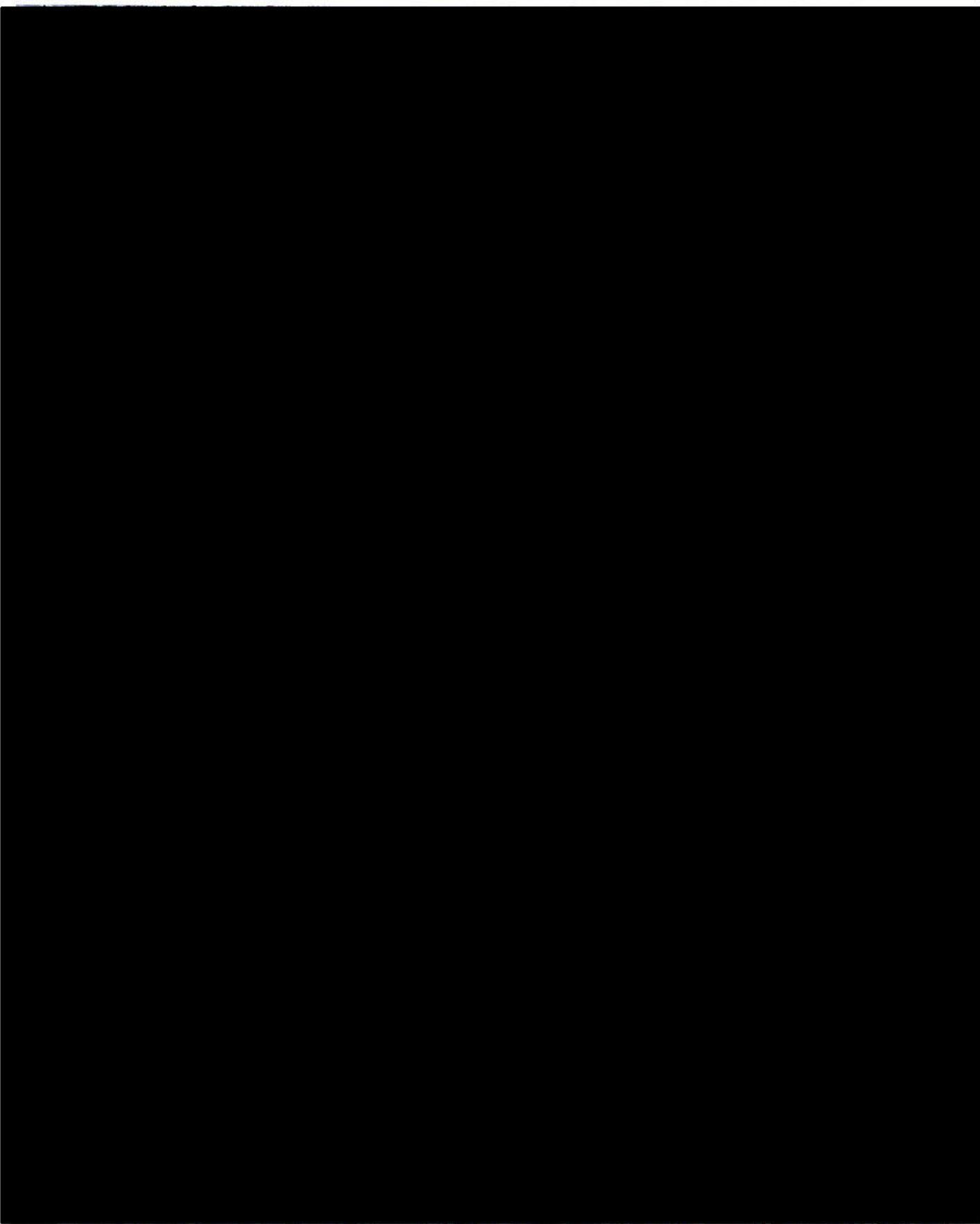
Phone Number..... [REDACTED]

Email Address..... [REDACTED]

Your views on the amendment (support or object):

As we have lived on this Property for approx 20 Years we find your proposed LSIO/FO incorrect and would like areas marked A + B removed from Proposal for the following reasons

- ① Area marked A has not been ~~seen~~ previously effected by flood and is at a higher ground level than that of D, Also has the ability to run off to Area D.
 - ② Area marked B was a 6meter² Depress on approx 1.2m Deep, it has been filled in to ground level within the last 2 years and is no longer able to hold water + runs off to area D.
 - ③ Area marked C NEVER floods within our Property. The ground level here is again Higher than Area D.
- The actual Roadway partially floods from time to time as the Road drains are often blocked. These road drains are never cleared out by council and hence the reason of partial flooding on the Roadway. At times my neighbor clears - unblocks the drains when flood to allow Road water to Drain.*
- ④ Area Marked E + F WE have never seen flooded in 20 years.



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From: [REDACTED]
Sent: Wed, 09 Mar 2022 17:26:38 +1100
To: Latrobe Central Email
Cc: [REDACTED]
Subject: FW: PLANNING SCHEME AMENDMENT C131- Flood mapping Update
Attachments: PSA_SUBMISSION_C131latr.pdf

Please find attached CFA's Submission to Planning Scheme Amendment C131latr.

Please feel free to contact either [REDACTED] or myself if you have any questions.

Regards

[REDACTED]



Protecting lives and property



cfa.vic.gov.au

#BreakTheBias
International Women's Day
Join us at a CFA event near you or online to celebrate all women's achievements

International Women's Day CFA

From: [REDACTED]
Sent: Tuesday, 1 February 2022 4:32 PM
Subject: PLANNING SCHEME AMENDMENT C131- Flood mapping Update

Dear Sir/Madam,

LATROBE PLANNING SCHEME, AMENDMENT C131 (FLOOD OVERLAYS) - NOTICE OF PREPARATION OF AN AMENDMENT UNDER THE PLANNING AND ENVIRONMENT ACT 1987

Latrobe City Council has prepared Amendment C131 to the Latrobe Planning Scheme, which proposes to update flood controls based on modelling from the *Latrobe River Flood Study* (2015) and the *Traralgon Flood Study* (2016).

The amendment affects 65,614ha of land within the Latrobe municipality which is within proximity of the Latrobe River and the Traralgon Creek, and considered to be at risk of flooding.

The Amendment seeks to:

- Amend Clause 02.04 (Strategic Framework Plans) to include a new Strategic Framework Plan;
- Amend Clause 11.01-1L (Glengarry) to include a new Glengarry Town Structure Plan (GTSP);
- Amends the Schedule to Clause 72.03 (Schedule to Clause 72.03 What Does This Planning Scheme Consist Of?) to reflect the amended FO/LSIO mapping;
- Deletes Planning Scheme Maps LSIO-FO Map Nos. 2LSIO-FO, 5LSIO-FO, 6LSIO-FO, 7LSIO-FO, 8LSIO-FO, 9LSIO-FO, 10LSIO-FO, and 52LSIO-FO;
- Amend Planning Scheme Maps LSIO-FO Map Nos. 11LSIO-FO, 14LSIO-FO, 15LSIO-FO, 16LSIO-FO, 17LSIO-FO, 18LSIO-FO, 19LSIO-FO, 20LSIO-FO, 21LSIO-FO, 22LSIO-FO, 23LSIO-FO, 24LSIO-FO, 25LSIO-FO, 26LSIO-FO, 28LSIO-FO, 29LSIO-FO, 34LSIO-FO, 35LSIO-FO, 37LSIO-FO, 38LSIO-FO, 41LSIO-FO, 42LSIO-FO, 43LSIO-FO, 44LSIO-FO, 47LSIO-FO, 48LSIO-FO, 49LSIO-FO, 50LSIO-FO, 56LSIO-FO, 60LSIO-FO, 61LSIO-FO, 63LSIO-FO, 64LSIO-FO, 65LSIO-FO, 66LSIO-FO, 68LSIO-FO, 69LSIO-FO, 70LSIO-FO, 72LSIO-FO, 73LSIO-FO, 74LSIO-FO, 77LSIO-FO, 78LSIO-FO, 79LSIO-FO, 82LSIO-FO, 83LSIO-FO, 84LSIO-FO, 85LSIO-FO, 86LSIO-FO, 87LSIO-FO, 88LSIO-FO, 91LSIO-FO, 92LSIO-FO, 93LSIO-FO, 94LSIO-FO, 96LSIO-FO, 97LSIO-FO, 99LSIO-FO, 100LSIO-FO, 101LSIO-FO, 102LSIO-FO, 104LSIO-FO, 106LSIO-FO, 107LSIO-FO, 108LSIO-FO, 109LSIO-FO, 110LSIO-FO, 111LSIO-FO, 114LSIO-FO, 115LSIO-FO, 116LSIO-FO, 117LSIO-FO, 118LSIO-FO, 119LSIO-FO, 120LSIO-FO, and 121LSIO-FO.
- Inserts Planning Scheme Maps LSIO-FO Map Nos. 4LSIO-FO, 32LSIO-FO, 33LSIO-FO, 40LSIO-FO, 51LSIO-FO, 55LSIO-FO, 57LSIO-FO, 62LSIO-FO, 67LSIO-FO, 71LSIO-FO, 76LSIO-FO, and 112LSIO-FO.

We are writing to you because you may be affected by the proposed amendment. According to Latrobe City Council records you own and/or occupy land that has been identified as being of interest in regards to the contents of the proposed Planning Scheme Amendment.

Enclosed with this letter is the formal notice of the amendment which is being sent in accordance with Section 19 of the *Planning & Environment Act 1987* (the Act).

Full details of the amendment can be found on Latrobe City Council's website:

https://www.latrobe.vic.gov.au/Property/Development/Planning_Scheme_Amendments/Current_Planning_Scheme_Amendments

Or you may inspect the amendment documentation at the following locations:

- 141 Commercial Road, Morwell Vic 3840,
- 34-38 Kay Street, Traralgon Vic 3844,
- 1-29 George Street, Moe VIC 3825,
- 9-11 Phillip Parade, Churchill VIC 3842
- At the Department of Environment, Land, Water and Planning website
www.delwp.vic.gov.au/public-inspection

The amendment will be on public exhibition from 3 February 2022 to 7 March 2022 and this is your opportunity to make a submission to the proposed Amendment.

Officers are available to discuss the amendment via Zoom information sessions. To schedule a 1:1 Zoom meeting with a Council Planner at one of these sessions, please contact Strategic Planning on 1300 367 700 or email StrategicPlanning@latrobe.vic.gov.au

Information sessions are scheduled for:

- Monday 7 February, 10am-7pm
- Wednesday 9 February, 11am-7pm

- Monday 14 February, 11am-7pm
- Wednesday 16 February, 10am-7pm
- Tuesday 22 February, 10am-7pm

Any person may make a submission about the amendment, please note that the closing date for a written submission is 7 March 2022. A submission may be in support or not in support of the proposed amendment; additionally, a submission can just provide general feedback/comments for consideration. If you do make a submission, please be sure to specify which amendment your submission applies. All submissions must be sent to:

Attention: Strategic Planning
Latrobe City Council
PO Box 264
MORWELL VIC 3840

Alternatively, submissions can be sent to Latrobe@latrobe.vic.gov.au
Please note that all submissions in relation to Amendment C131 are being collected by Latrobe City Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987* (the Act). If you do not provide your name and address, Latrobe City Council will not be able to consider your submission.

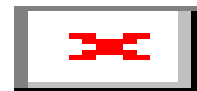
Your submission will be available for any person to inspect during office hours free of charge for a period of two months after the amendment comes into operation or lapses. Copies of your submission may also be made available on request to any person for the relevant period as set out in the Act. You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

If you require further information, please contact [REDACTED] on phone [REDACTED] or email [REDACTED]

Kind Regards,

[REDACTED]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840





cfa.vic.gov.au

Our patron, Her Excellency the Honourable Linda Dessau AC, Governor of Victoria

CFA Fire Prevention and Preparedness
8 Lakeside Drive Burwood East Vic 3151
Email: firesafetyreferrals@cfa.vic.gov.au

CFA Ref: 27000-75545-116734
Telephone: 9767 1811
Council Ref: C131latr

9 March 2022

[REDACTED]
Latrobe City Council
PO BOX 264
MORWELL VIC 3840

Dear [REDACTED]

SUBMISSION TO PLANNING SCHEME AMENDMENT

Proposal: Amendment C131latr
Location: Land at risk of flooding near Latrobe River and the Traralgon Creek

Thank you for providing CFA notice of Amendment C131latr in accordance with Section 19 of the *Planning and Environment Act 1987*. CFA understands the proposed amendment applies to land identified as inundation within the catchments of the Latrobe River and Traralgon Creek.

CFA has reviewed the proposed planning scheme amendment and would like to make the following submission:

Land identified as inundation within C131latr is also identified as bushfire prone, and some areas are also located within a Bushfire Management Overlay. The explanatory report indicates that the amendment will not result in any increase in bushfire risk, as the amendment only seeks to manage flood risks and not enable a change in development yield.

CFA acknowledges that the focus of the amendment is to ensure the areas subject to inundation is reflected in the planning scheme. However, CFA suggests Council considers the following:

- The location of existing bushfire hazards and whether land identified as inundation will also be improving water quality by enhancing riparian vegetation along the banks of the waterway and potentially changing the bushfire risk.
- Whether there will be a change to previous bushfire mitigation measures identified and relied upon for projects to adequately respond to Clause 13.02-1S ie: areas identified for the purposes of defendable space.



cfa.vic.gov.au

Our patron, Her Excellency the Honourable Linda Dessau AC, Governor of Victoria

CFA Fire Prevention and Preparedness
8 Lakeside Drive Burwood East Vic 3151
Email: firesafetyreferrals@cfa.vic.gov.au

If you wish to discuss this matter in more detail, please do not hesitate to contact either [REDACTED]
[REDACTED] Land Use Planning Coordinator, on [REDACTED] or myself on [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

Community Service Delivery

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Submitted on Wed, 2022-03-09 19:34

Submitted by: Anonymous

Submitted values are:

Your Details

Personal Details

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Your Submission

My submission is

Hello,

i have spoken with [REDACTED] from west gippsland water, in which he has mentioned you are using current images however data is from 2018-2019

upon asking him for the data on elevation of the back fence of [REDACTED]. It in no way represents what is there.

We have a 400mm retaining wall from our property to the paddock along with a 500mm of elevation in the backyard from north to south

[REDACTED] is requesting that they attend our property for a full onsite survey to record the current and correct data

I do strongly this needs to be done before any amendments are made.

Regards

[REDACTED] [REDACTED]:

From: [REDACTED]
Sent: Thu, 16 Jun 2022 07:07:03 +1000
To: [REDACTED]
Subject: FW: Amendment C131 (Flood Overlays Update) - [REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Wednesday, 15 June 2022 5:20 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Amendment C131 (Flood Overlays Update) - [REDACTED]

Hello [REDACTED]

Thank-you for you telephone conversation and email regarding the update and amendment to the proposed flood overlay changes

based on the current imaging that you have sent me today in this email

Yes we are happy to agree on these changes.

We appreciate your time and effort in reviewing and making these amendments to the previous model

If the Current image(in this email) is the NEW update then we have - NO OBJECTIONS

any further questions please contact myself directly on - [REDACTED]

Regards

[REDACTED]

-----Original Message-----

From: [REDACTED]
To: [REDACTED]
CC: [REDACTED]
Sent: Wed, 15 Jun 2022 16:13
Subject: Amendment C131 (Flood Overlays Update) - [REDACTED]

Hi [REDACTED],

Thanks for the phone call before. As mentioned, I am advising you that WGCMA have reviewed the modelling following exhibition of Amendment C131. The information provided to us details that it is likely the overlay can be modified on your property.

Attached is an image of the new modelling and proposed overlays. Your property is marked in red highlight, and the updated overlay in orange.

Can you please confirm whether you wish to proceed with your submission objecting to the amendment, or if you are satisfied with this information and wish to withdraw your submission.

Regards,

[Redacted signature area]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840

Please note my working hours are as follows:

Wednesday to Friday 8.15am – 4.45pm

-
-
-
-

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Latrobe City Council
P.O. Box 264
Morwell 3840 Victoria Australia

www.latrobe.vic.gov.au

Submission re Flood & Inundation overlay C131

We, as the property owners of [REDACTED], oppose the flood & inundation overlay as proposed by Latrobe City Council (LCC)

Having been subjected to FOUR inundations from June-November 2021, we just want the issues addressed and fixed. Maps and overlays are of no benefit to us. Indeed, they are detrimental to us going forward.

These new overlays will seriously impede both our ability to sell or rent our property and will certainly affect our insurance premiums.

Our tenant has been seriously affected which, in turn, has cost us a lot of money, a considerable amount of stress and a lot of time consulting with LCC. We can be almost certain our tenant will not renew their lease. Another loss for us. The breakdown of our relationship with the tenant has been profound. It has led to loss of a part-time job in their business – another loss of income. We also had no option but to place the property in the hands of a property manager incurring yet another cost!

We have open insurance claims that cannot be closed until the drainage problems are rectified. We have no idea when that will happen.

We believe that the lack of maintenance of the storm water drainage over many years is a major factor. We also believe that the storm water system has not been adjusted or upgraded to cope with the growing township over several years.

We believe that the development of new properties, particularly along Traralgon-Maffra Rd, has adversely affected the drainage particularly along the inundation area that flows into our property.

It was disappointing to find that LCC were quite unaware of where the drainage system ran through Glengarry when we first approached them after the first two floods. We did not approach them after the first flood in June because we figured it was just a freak storm and excessive rain – 1 one in a 100-year type of event. We were not even sure we were being taken seriously at first. The anecdotal evidence we (and other residents) have been able to provide as first-hand witnesses has been vital to the residents finally being heard. It seems that council do not worry about drainage until there is a major problem.

The drainage in Glengarry must be addressed URGENTLY. We, as property owners, need to be confident that excess water will be diverted BEFORE it causes damage to property. As things currently stand, EVERY TIME there is heavy rain, we get very anxious about the havoc it may cause.

Mapping had not been done for about 12 years and we, the property owners in Glengarry will now pay the price. During a zoom meeting, the “water catchment” guy said that this would help people in the future to know where the issues lie in Glengarry. The “help” it gives people is to NOT BUY in Glengarry because the town has a flooding/ inundation issue. Also, we were told that the overlays are not removed once the issues have been addressed. You have effectually left us lumbered with “a lemon”.

We truly hope that Glengarry is not treated like the annoying little cousin of Traralgon. Things seem to move so much quicker for flood affected residents in Traralgon. One of the contractors visiting the site even told a resident that LCC were too busy in Traralgon to worry much about Glengarry and that we were well down the list. Very disappointing to say the least!

PLEASE move quickly to address ALL the drainage issues in Glengarry. That’s what we want – not a map or overlay to tell us what we already know!

Submission 65B

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From: [Redacted]
Subject: Re: Amendment C131 (Flood Overlays Update)
Date: Friday, 15 December 2023 10:35:38 AM

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Hi [Redacted]
Please withdraw my submission. That seems the easiest thing to do!!
[Redacted]

On 14 Dec 2023 12:36 pm, [Redacted] wrote:

Good Afternoon,

I am writing about your request to not be notified about Amendment C131 on 27 November 2023. Unfortunately, Council has an obligation to inform each outstanding submitter of each step in the amendment process. In addition, Planning Panels Victoria will contact you regarding your submission while it remains outstanding should the Amendment be referred to a Planning Panel. If you wish to no longer receive correspondence about the amendment, you will need to withdraw your submission.

I note that you do not wish to withdraw your submission so that the new landowners of [Redacted] are aware of the proposed amendment. In this regard, their Section 32 (Vendor Statement) should list any proposed amendments on it. Council officers are also proposing to re-exhibit the amendment, which will mean that the new landowners will be notified and have an opportunity to provide their own submission.

While I appreciate that it may seem like a nuisance, if you no longer wish to be contacted regarding Amendment C131 please considering withdrawing your submission.

Regards,

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

P 1300 367 700

W www.latrobe.vic.gov.au

PO Box 264, Morwell 3840



I acknowledge the Gunaikurnai people, the Custodians of the land where I live, learn and work. I respect and acknowledge their Elders, past and present and extend my recognition to their descendants. I recognise and respect their continued connection to the land and waters of this beautiful place, and acknowledge that they never ceded sovereignty.



Please note: Latrobe City Council wil close from 5:00 pm on Friday 22 December 2023, re-opening 9:00 am Tuesday 2 January 2024.



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Morwell 3840 Victoria Australia

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Australian Government
Civil Aviation Safety Authority

AIR NAVIGATION, AIRSPACE AND AERODROMES

CASA Ref: EC22-000079

5 April 2022

[REDACTED]
Strategic Planner
La Trobe City Council
PO Box 264
Morwell VIC 3840

Dear Ms [REDACTED]

LaTrobe Planning Scheme, Amendment C131 (Flood Overlays) - Notice of Preparation of an Amendment under the Planning and Environment Act 1987

Thank you for your letter dated 31 January 2022, which was received by CASA, 2 March 2022.

CASA has reviewed the information in your letter and has not identified any regulatory risk within the information.

Your sincerely,

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]
Date: Tuesday, 10 January 2023 5:09:28 PM
Attachments: [REDACTED]

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi [REDACTED]

I have attached a marked-up sketch of my property which is impacted by flooding of the Morwell river.

In 2021 the flood exceeded the marked-up extent of the flood plain as shown in the LSIO

[REDACTED] I will send a separate movie showing the actual flood extending beyond the flood overlay.

In addition, I have marked up a section of the river which has been omitted in the Inundation overlay. The inclusion of the missing section of river is of importance as my southern boundary meets the missing section of the river.

I hope this information is of assistance.

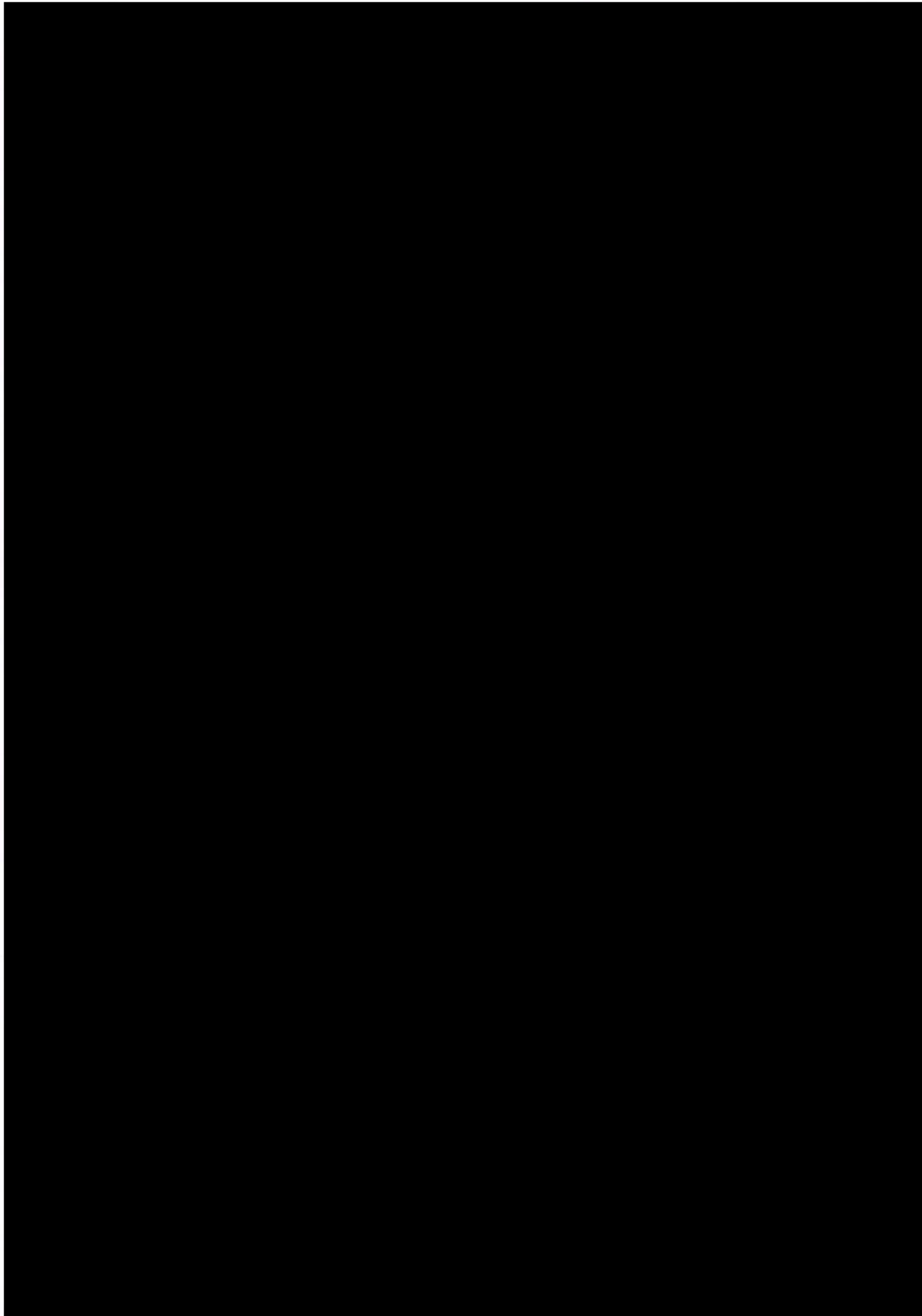
regards

[REDACTED]

Submission 67

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From: [REDACTED]
Subject: [REDACTED] Re: [REDACTED] 40 PM
Attachments: [REDACTED]

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi [REDACTED]

referring to the shape applied in the mapping which covers the actual route of the Morwell River? Because if so, that is something I can follow up with our GIS team, outside of the Amendment process, as a potential cadastre correction.

The actual route of river in the vicinity (centre of river and banks) of [REDACTED] not shown at all. (as per my sketch.). This is the case for for the LSO screen shot and the proposed LSIO map for Yinnar, which forms part of the flood amendment (Amendment 131).

I also checked the Victorian State Government ,Environment,land,Water and planning map for zoning schemes and this does not show the river bends either. (it does however show a shaded section which is the river)

Google maps clearly show the course of the river and the 'missing ' sections of the river. See attached file

My title shows the alignment of the river as it forms the boundary of mine and adjacent properties.
I will send flood movie in seperate email.

regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 11 January 2023 10:18 AM
To: [REDACTED]
Subject: [REDACTED]

Hi [REDACTED]

Thanks for your email. I've had a look at the map you attached, and can see that you've drawn on an area of the Morwell River that isn't show on the [REDACTED] Are you able to review the maps attached, and below, and confirm that the area of the creek is or isn't mapped accurately? Or are you more so referring to the shape applied in the mapping which covers the actual route of the Morwell River? Because if so, that is something I can follow up with our GIS team, outside of the Amendment process, as a potential cadastre correction.

Proposed LSIO

Attached is the proposed LSIO map for [REDACTED] which forms part of the flood amendment (Amendment 131).

Current LSIO

And for comparison, here is a screen shot from our council mapping system, showing the current extent of the current LSIO.



Looking forward to receiving your flood video.

Kind regards,

[Redacted]

[Redacted]
[Redacted]
[Redacted]
[Redacted]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



 Latrobe City Council operates on the traditional land of the **Brayakaulung people** of the **Gunaikurnai nation**.

From: [Redacted]
Sent: Tuesday, 10 January 2023 5:09 PM
To: [Redacted]
Subject: [Redacted]

⚠️ EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe. ⚠️

Hi [Redacted]

I have attached a marked-up sketch of my property which is impacted by flooding of the Morwell river. In 2021 the flood exceeded the marked-up extent of the flood plain as shown in the LSIO for [Redacted] I will send a separate movie showing the actual flood extending beyond the flood overlay. In addition, I have marked up a section of the river which has been omitted in the Inundation overlay. The inclusion of the missing section of river is of importance as my southern boundary meets the missing section of the river. I hope this information is of assistance.

regards

[Redacted]
[Redacted]

Google Map showing Morwell River in vicinity of [REDACTED]



[REDACTED]

[REDACTED]

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

This photo shows the open drain old fence line and cattle trough at my property without the flood. When you get to open the flood moe you and the team will be able to see the flood extent against these fixtures



[REDACTED]



Phone 1300 367 700
Post to PO Box 264 Morwell 3840
Email Address latrobe@latrobe.vic.gov.au
Submission 68 Internet www.latrobe.vic.gov.au

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Submission to Amendment C131

Name..... [Redacted]

Address..... [Redacted]

Phone Number..... [Redacted]

Email Address..... [Redacted]

Your views on the amendment (support or object):

Support, happy that there is LS10 that is
currently on the property being removed, this old
mapping is ~~excessive~~ excessive ~~and~~ old and wrong.

Please note that you must include your name and postal address for the submission to be formally considered.
Please note that all submissions made to an amendment will become a public document and will be available for public perusal during the amendment process. Your name and address will be redacted as a part of the submission.

For further information please contact the Strategic Planning department on 1300 367 700



Phone 1300 367 700

Post to PO Box 264 Morwell 3840

Email Address latrobe@latrobe.vic.gov.au

Internet www.latrobe.vic.gov.au

Submission 69

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Submission to Amendment C131

Name... [redacted]

Address... [redacted]

Phone Number... [redacted]

Email Address... [redacted]

Your views on the amendment (support or object):

My objection to Amendment C131 is that for the 40 years since our property at [redacted] was built there has never been any water ingress onto our property from the north side. In the past when there has been significant rain fall events the road along the north of our property floods to a level at which it begins to flow down [redacted]

Flooding of the road essentially happens as a result of the storm water easement been blocked so the flow of water is substantially reduced from the storm water drain on the north east corner of our block.

Despite the assurance of the council employees at the meeting over the proposed changes that the easements had been inspected and found to be clear, we have since had a council crew spend 3 days clearing the easement running along the south of our property and they said the easement along the east of our property is similarly affected.

From this I believe it is just easier for the council to dump properties onto ~~the~~ flood overlays than to do what our rates are meant to be doing, increasing insurance and devaluing properties.

Please note that you must include your name and postal address for the submission to be formally considered. Please note that all submissions made to an amendment will become a public document and will be available for public perusal during the amendment process. Your name and address will be redacted as a part of the submission.

For further information please contact the Strategic Planning department on 1300 367 700.

OFFICIAL

Submission 70

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Our Ref: 80709
Your Ref: C131latr
27 March 2024

[REDACTED]
Principal Strategic Planner

Latrobe City Council
PO Box 264
MORWELL VIC 3840

Emailed to: latrobe@latrobe.vic.gov.au

[REDACTED]

Latrobe Planning Scheme Amendment C131 Flood Overlays Update

We refer to Council's correspondence dated 26 February 2024 notifying VicTrack of Amendment C131 to the Latrobe Planning Scheme.

We understand that the amendment proposes to update the flood overlays in the municipality.

We have reviewed the amendment documentation in the context of the site and the rail corridor. VicTrack wishes to advise that the proposed rezoning does not impact on the VicTrack land, existing rail operations or future network development.

On this basis, VicTrack has no objection to the amendment.

Should you have any queries, please contact me on [REDACTED] or [REDACTED]

Yours sincerely

[REDACTED]
Planning Manager

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[Redacted]

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From: [Redacted]
Sent: Thursday, 28 March 2024 8:07 AM
To: Strategic Planning
Subject: FW: Anonymous User completed Amendment C131 Flood Overlays Update

Follow Up Flag: Follow up
Flag Status: Flagged

[Redacted]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



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From: Latrobe City Council <support@engagementhq.com>
Sent: Wednesday, March 27, 2024 8:17 PM
To: [Redacted]
Subject: Anonymous User completed Amendment C131 Flood Overlays Update

⚠ EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe. ⚠

Anonymous User just submitted the survey Amendment C131 Flood Overlays Update with the responses below.

Name

[Redacted]

Email

[Redacted]

Address

[Redacted]

Contact Number (id you want council officers to contact you).

[REDACTED]

Please select to either support, object or request a change be made to the draft document(s)*

request a change be made.

Your Submission

You're surveys are wrong [REDACTED] floods every year and now it's been taken off [REDACTED] has never been put in the flood zone where I live but has not come with in a metre of the house boundary fence let alone the house

▪

This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

[Redacted]

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

From: [Redacted]
Sent: Thursday, 28 March 2024 8:07 AM
To: Strategic Planning
Subject: FW: Anonymous User completed Amendment C131 Flood Overlays Update

Follow Up Flag: Follow up
Flag Status: Flagged

[Redacted]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



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From: Latrobe City Council <support@engagementhq.com>
Sent: Wednesday, March 27, 2024 8:03 PM
To: [Redacted]
Subject: Anonymous User completed Amendment C131 Flood Overlays Update

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Anonymous User just submitted the survey Amendment C131 Flood Overlays Update with the responses below.

Name

[Redacted]

Email

[Redacted]

Address

[Redacted]

Contact Number (id you want council officers to contact you).

██████████

Please select to either support, object or request a change be made to the draft document(s)*

request a change be made.

Your Submission

We would like to have the FO reviewed surrounding ██████████. In particular our house sits almost 1 metre above the height at the northern fence line. Additionally, I have seen photos of the latest flood a few years ago where the flood height was a decent way down from the fence line. The new proposed flood overlay has part of our house inside the FO which I don't believe is accurate. Could this please be reviewed? Thanks, ██████████

▪

Submission 72A

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From:



Subject:



Re: Oxford Place- Flood Overlay Removal

Tuesday, 23 April 2024 10:24:36 PM

Date:

Attachments:

[image009.jpg](#)
[image010.jpg](#)
[0.png](#)
[image011.jpg](#)
[image012.jpg](#)
[image013.jpg](#)
[image008.jpg](#)
[image007.png](#)

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That's great news, thank you.

I have nil further concerns!



On Tue, 23 Apr 2024 at 4:34 PM, Ben Goriuk <Ben.Goriuk@latrobe.vic.gov.au> wrote:

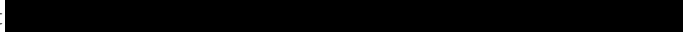
Hi,

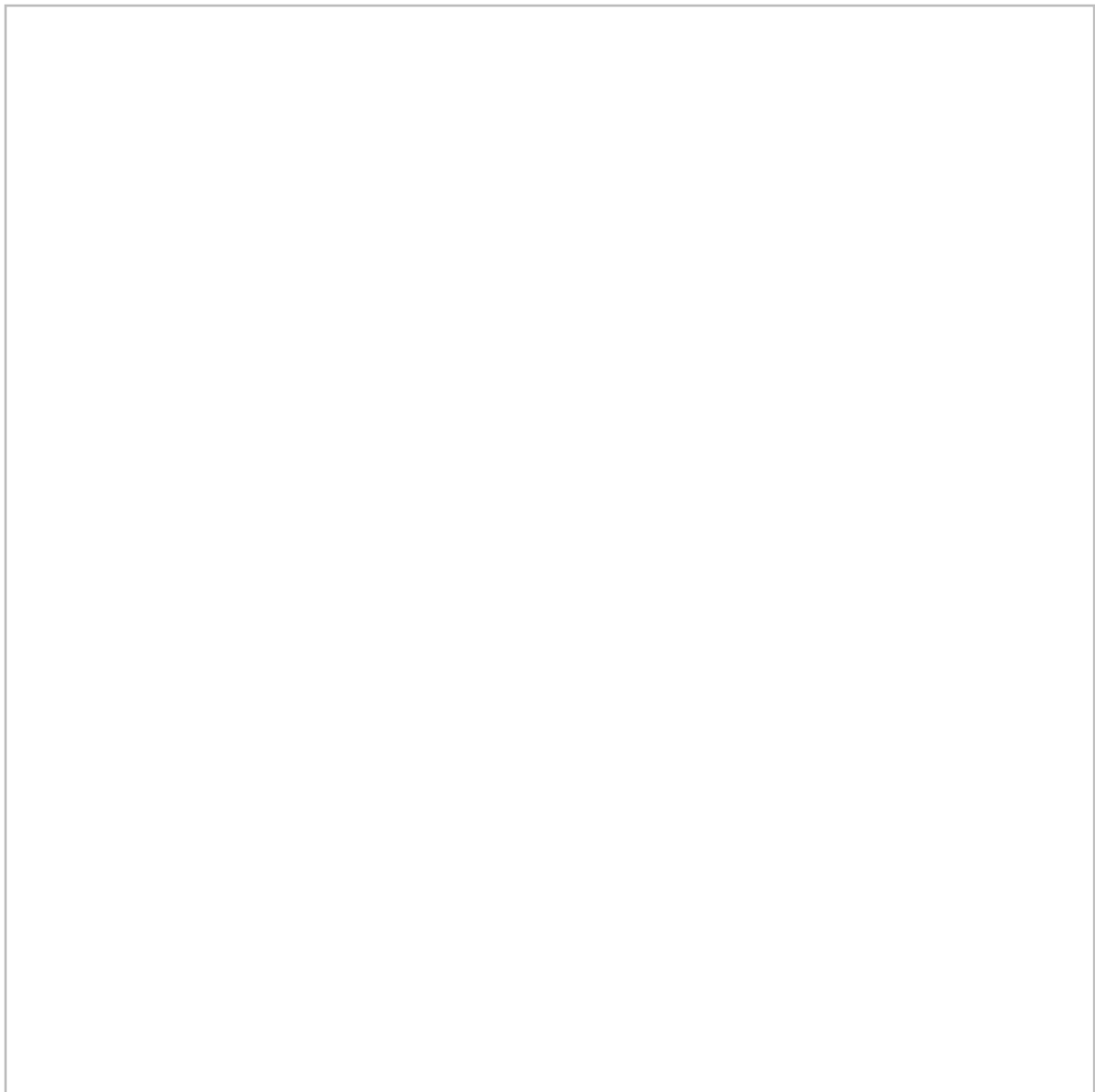
Thank you for your submission on 27 March 2024

West Gippsland Catchment Management Authority have reviewed your submission and found that fill soil was provided to your land since the Traralgon Flood Study was undertaken in 2016. The mapping has been adjusted, with Overlay removed from property as per the picture below.

If this satisfies the concern of your submission, can you please email back that you withdraw your submission.

If you have any questions please contact





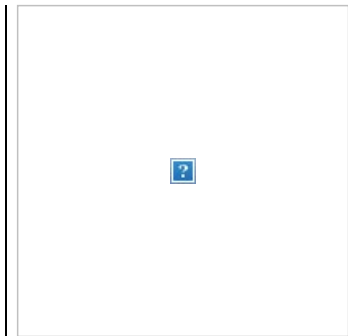
Thank you,

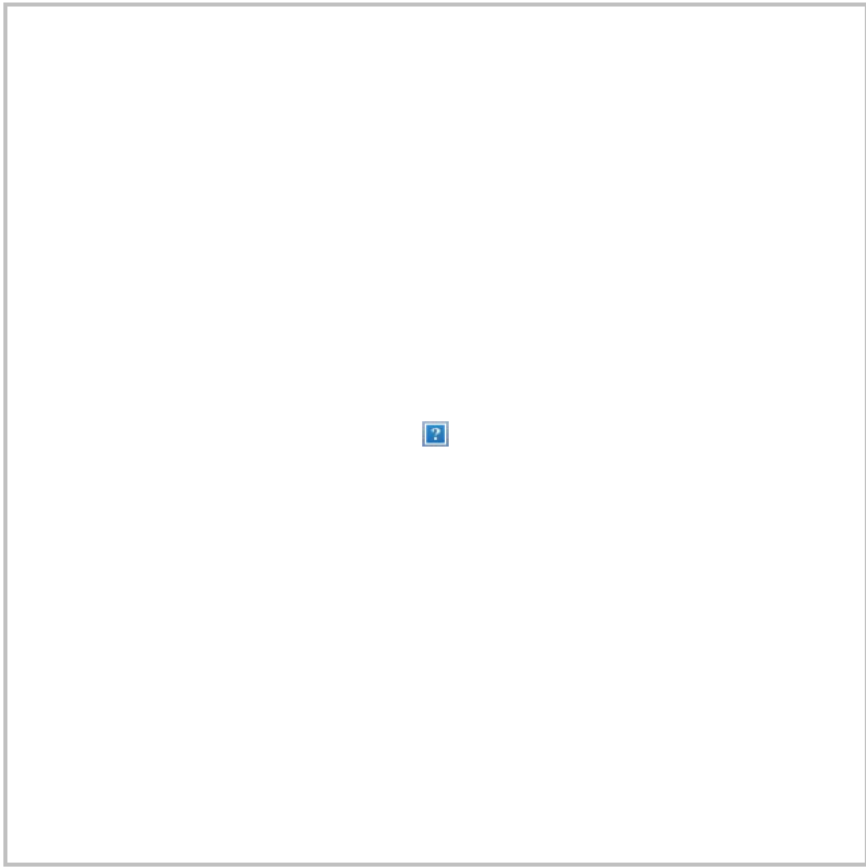
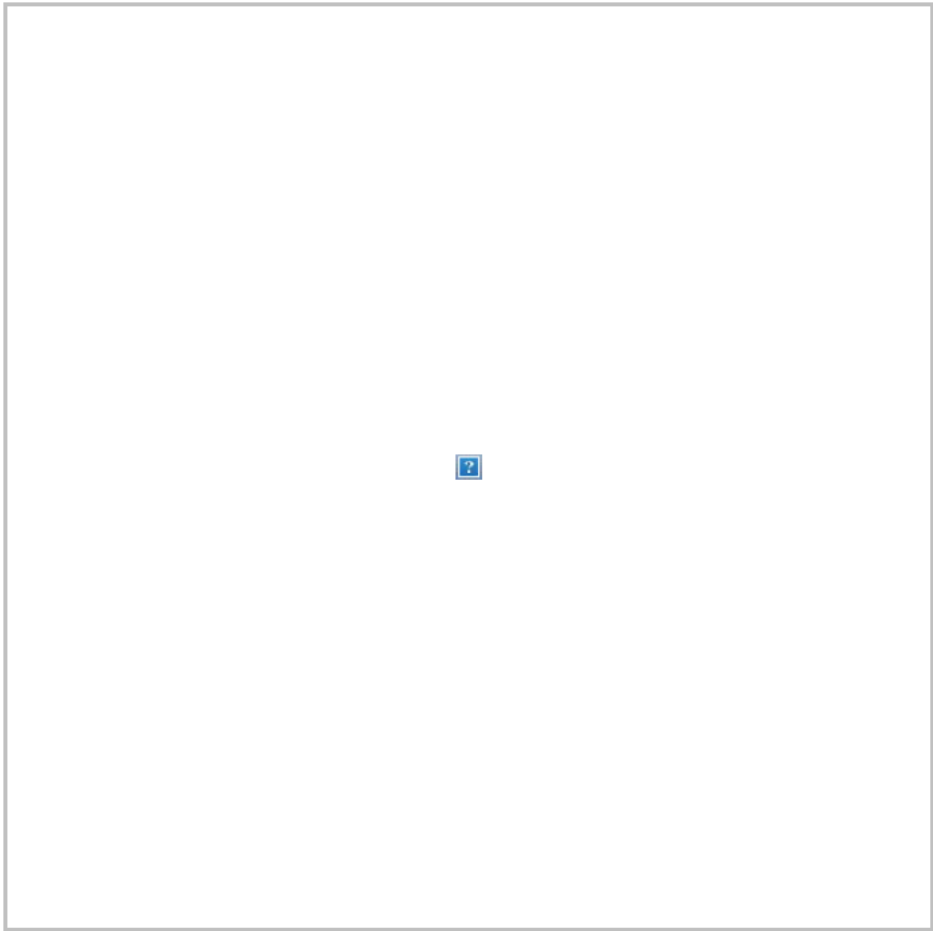
[Redacted signature area]

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From: [Redacted]
Sent: Thursday, 28 March 2024 8:07 AM
To: Strategic Planning
Subject: FW: Anonymous User completed Amendment C131 Flood Overlays Update

Follow Up Flag: Follow up
Flag Status: Flagged

[Redacted]

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PO Box 264, Morwell 3840



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From: Latrobe City Council <support@engagementhq.com>
Sent: Wednesday, March 27, 2024 7:56 PM
To: [Redacted]
Subject: Anonymous User completed Amendment C131 Flood Overlays Update

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Anonymous User just submitted the survey Amendment C131 Flood Overlays Update with the responses below.

Name

[Redacted]

Email

[Redacted]

Address

[Redacted]


Contact Number (id you want council officers to contact you).



Please select to either support, object or request a change be made to the draft document(s)*

Object.

Your Submission

The new flood overlay is not using a current RL to on the area around . The area should be surveyed properly not just using an existing survey from either 2006 or 2011 (current reference data) before such an adjustment is made. The areas that have been highlighted are not in any danger of being flooded, I have photos from the last big floods in 2021 and we were no where near being flooded.

▪

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[Redacted]

From: [Redacted]
Sent: Thursday, 28 March 2024 8:07 AM
To: Strategic Planning
Subject: FW: Anonymous User completed Amendment C131 Flood Overlays Update

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Follow Up Flag: Follow up
Flag Status: Flagged

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From: Latrobe City Council <support@engagementhq.com>
Sent: Wednesday, March 27, 2024 7:28 PM
To: [Redacted]
Subject: Anonymous User completed Amendment C131 Flood Overlays Update

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Anonymous User just submitted the survey Amendment C131 Flood Overlays Update with the responses below.

Name

[Redacted]

Email

[Redacted]

Address

[Redacted]

Contact Number (id you want council officers to contact you).

██████████

Please select to either support, object or request a change be made to the draft document(s)*

request a change be made.

Your Submission

I refer to the new flood overlay proposed over the western and southern sections of my property at ██████████
Both elevation datasets used to determine levels over my property pre-date the development of this subdivision.
Furthermore, the accuracy of the Vicmap Elevation DTM is inadequate to accurately determine such levels. Can you
confirm which data set captures this area to determine the site levels and to what the flood overlay elevation in
AHD is at this point?

▪

Submission 74A

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From: [Redacted]
Subject: [Redacted]
Date: Tuesday, 23 April 2024 8:46:39 PM
Attachments: [image007.png](#)
[image008.jpg](#)
[image009.jpg](#)
[image010.jpg](#)
[image011.jpg](#)
[image012.jpg](#)
[image013.jpg](#)
[0.png](#)

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Thanks for your prompt reply.

Based on the image provided below showing removal of all proposed overlays at [Redacted], we are happy to withdraw our submission.

Regards,

Sent from my iPhone

On 23 Apr 2024, at 4:34 PM, [Redacted]

Hi,

Thank you for your submission on 27 March 2024

West Gippsland Catchment Management Authority have reviewed your submission and found that fill soil was provided to your land since the Traralgon Flood Study was undertaken in 2016. The mapping has been adjusted, with Overlay removed from property as per the picture below.

If this satisfies the concern of your submission, can you please email back that you withdraw your submission.

If you have any questions please contact [Redacted]

<image007.png>

Thank you,

[Redacted]

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PO Box 264, Morwell 3840
[<image008.jpg>](#)
[<image009.jpg>](#)
[<image010.jpg>](#)
[<image011.jpg>](#)

<image012.jpg>

<image013.jpg>

<0.png>

read this e-mail.

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Department of Energy, Environment and Climate Action

574 Main Street
Bairnsdale, Vic 3875
deeca.vic.gov.au

[REDACTED]
Principal Strategic Planner
Latrobe City Council
141 Commercial Road
MORWELL VIC 3840

Ref: 4040

By email: latrobe@latrobe.vic.gov.au

Dear [REDACTED]

REFERENCE NUMBER: AM C131
PROPOSAL: FLOOD OVERLAYS
ADDRESS: VARIOUS SITES ACROSS THE MUNICIPALITY

Thank you for your correspondence of 26 February 2024 pursuant to Section 19 of the *Planning and Environment Act 1987* (the Act).

Council has given the Department of Energy, Environment and Climate Action (DEECA) notice of a proposed planning scheme amendment that seeks to amend the Flood and Land Subject to Inundation overlays.

The land subject to the amendment includes sites across the whole municipality, particularly around the Traralgon River, Traralgon Creek, Rintouls Creek, Eel Hole Creek, Tyers River and Morwell North West.

The Amendment seeks to:

- delete the Floodway Overlay from 391 parcels of land;
- delete the Land Subject to Inundation Overlay from 2,077 parcels of land;
- applies the Flood Overlay to 210 parcels of land;
- applies the Land Subject to Inundation to 1,569 parcels of land; and
- amends the boundaries for a number of properties affected by existing flood overlays.

DEECA may be affected by the proposed amendment as the owner of Crown land over which the flood controls may be changing.

DEECA has considered the above application and does not oppose the amendment.

If you have any queries regarding this matter, please contact [REDACTED] on [REDACTED] or at [REDACTED]

Yours sincerely

[REDACTED]
Senior Planning Officer
Planning Services (Central East)
DEECA Planning and Environment Assessment

2 April 2024

Submission 76

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From: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]
Date: Thursday, 28 March 2024 3:54:00 PM
Attachments: [image001.png](#)

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Hey just regarding our catch up on Tuesday, im sure you will let me know about the heights / levels logged but just wanted to make sure that I would like to try minimise any form of over lays on my property if possible

Cheers

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Submission 76B

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From: [Redacted]
To: [Redacted]
Subject: RE: Update on Amendment C131 (Flood Overlay Update)
Date: Thursday, 2 May 2024 5:56:52 PM
Attachments: [image002.png](#)
[image009.png](#)
[image016.png](#)

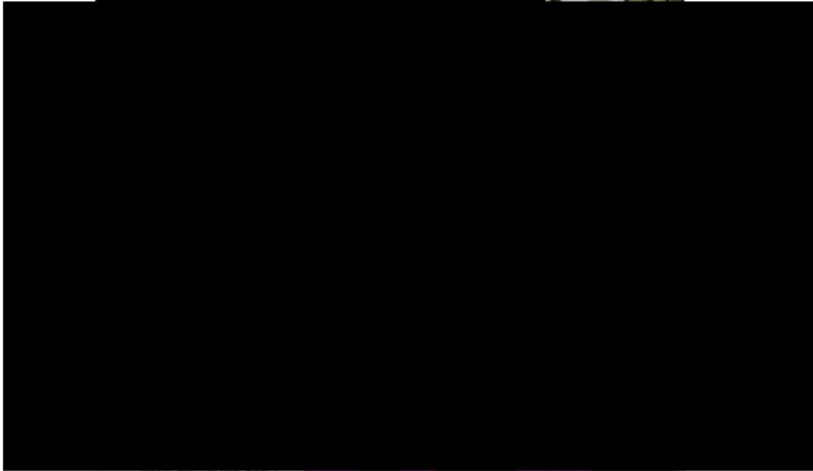
EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hey I won't come to the Council Meeting but im happy if the pink is removed and the overlay is as the blue or purple sits

From: [Redacted]
Sent: Monday, 29 April 2024 2:25 PM
To: [Redacted]
Subject: RE: Update on Amendment C131 (Flood Overlay Update)

Hi,

The picture is what was exhibited, so that you can compare. For reference the purple in the first picture is the same extent as the blue hatching in the second picture, the pink area is what is being removed.



This picture is the proposed changes, where the Land Subject to Inundation Overlay (pink area) has been removed from your property in response to your enquiry, only the Floodway Overlay remains on your property. These changes are known as post-exhibition changes.



If you have any questions, please contact me [Redacted]

Regards,

[Redacted]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840

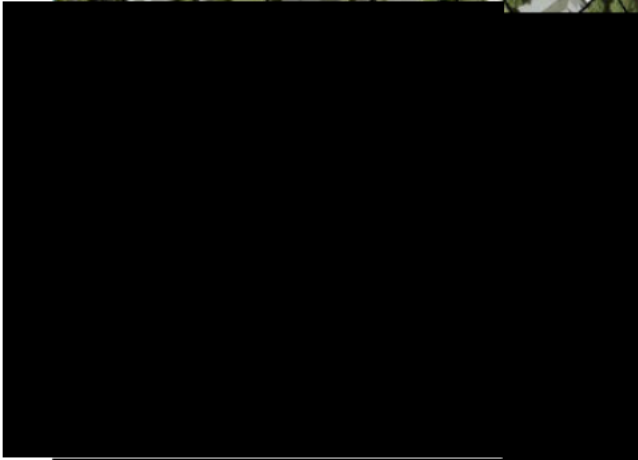


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I acknowledge the Gunaikurnai people, the Custodians of the land where I live, learn and work. I respect and acknowledge their Elders, past and present and extend my recognition to their descendants. I recognise and respect their continued connection to the land and waters of this beautiful place, and acknowledge that they never ceded sovereignty.

From: [Redacted] >
Sent: Monday, April 29, 2024 1:59 PM
To: [Redacted]
Subject: RE: Update on Amendment C131 (Flood Overlay Update)





If this satisfies the concern of your submission, can you please email back that you withdraw your submission.

If you have any questions, please contact me on [redacted]

Regards,

[redacted signature]

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[Facebook icon] [Twitter icon] [Instagram icon] [YouTube icon]



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From: [REDACTED]
To: latrobe@latrobe.vic.gov.au
Cc: [REDACTED]
Subject: Amendment C131 objection - Strategic Planning Department [JWSDOCS-DOCUMENTS.FID779363]
Date: Wednesday, 3 April 2024 7:00:43 PM

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Dear Strategic Planning Department,

We refer to the Flood Overlays Amendment C131. We act for [REDACTED] who own [REDACTED]

This is a submission objecting to the inclusion of the property in Amendment C131.

We note that our client objects to the amendment on the basis that it affects the previously approved Planning Permit [REDACTED] in circumstances where there is a pending request to extend the permit.

It is also noted that the [REDACTED] property has been retained in Amendment C131 despite the peer reviewed report by [Venant Solutions](#) noting that "it was agreed during the workshop to not proceed with amendments not supported by documentation". Table 4-2 notes that Flood study documentation is not available for Tributary of Eel Hole Creek between Monash Way and Silcocks Road". Furthermore, pages 20 to 21 recommends that the LSIO for Tributary of Eel Hole Creek between Monash Way and Silcocks Road **not** be proceeded with.

Moreover, the [Instruction Sheet](#) which lists which planning maps are to be amended **does not** include the Silcocks Road property which is Map 93. Yet, Map 93 is included in the list of towns affected by amendment C131 on the [Overlay Maps page](#).

In addition to our client's objection, we kindly request confirmation as to whether the Silcocks Road property is affected by Amendment C131 and if so, explanations as to why this is the case where Venant Solutions have recommended otherwise.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

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Submission 76B

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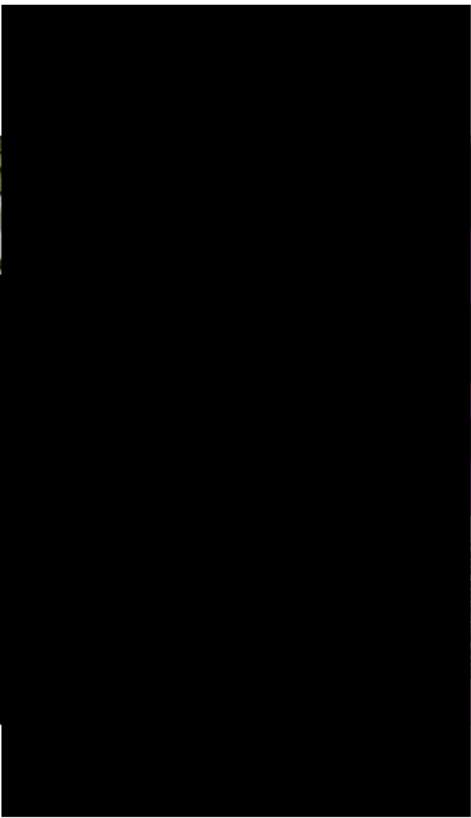
From: [REDACTED]
To: [REDACTED]
Subject: RE: Update on Amendment C131 (Flood Overlay Update)
Date: Thursday, 2 May 2024 5:56:52 PM
Attachments: [image002.png](#)
[image009.png](#)
[image016.png](#)

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Hey I won't come to the Council Meeting but im happy if the pink is removed and the overlay is as the blue or purple sits

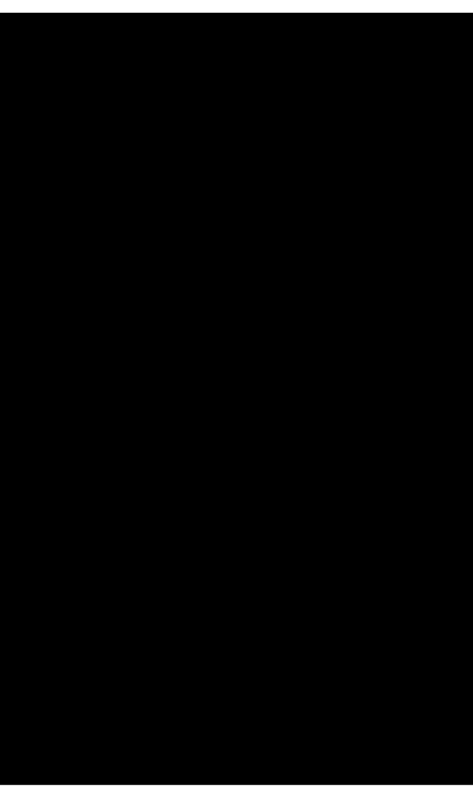
From: [REDACTED]
Sent: Monday, 29 April 2024 2:25 PM
To: [REDACTED]
Subject: RE: Update on Amendment C131 (Flood Overlay Update)

Hi,
The picture is what was exhibited, so that you can compare. For reference the purple in the first picture is the same extent as the blue hatching in the second picture, the pink area is what is being removed.



FO Exhibited 2024

This picture is the proposed changes, where the Land Subject to Inundation Overlay (pink area) has been removed from your property in response to your enquiry, only the Floodway Overlay remains on your property. These changes are known as post-exhibition changes.



Alterations 2024
LSIO Post Exhibit
Alterations 2024

If you have any questions, please contact me [REDACTED]

Regards,

[Redacted]

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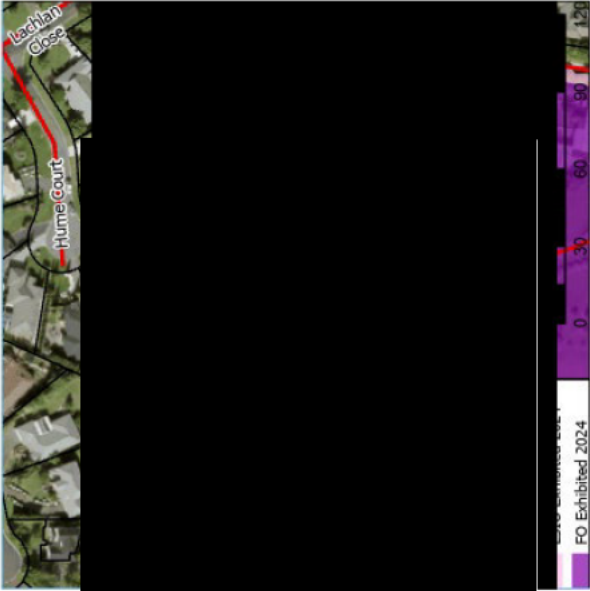
From: [Redacted] >

Sent: Monday, April 29, 2024 1:59 PM

To: [Redacted]

Subject: RE: Update on Amendment C131 (Flood Overlay Update)





if this satisfies the concern of your submission, can you please email back that you withdraw your submission.

if you have any questions, please contact me on [REDACTED]

Regards,

[REDACTED]

P 1300 367 700

W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



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Submission 78

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Latrobe City Council

Amendment C131 – Flood Overlays Update

Attention: Strategic Planning Department
Submission feedback prepared by

[Redacted]

5 April 2024

Submitted online via

<https://yoursay.latrobe.vic.gov.au/amendment-c131-flood-overlays>

Introduction

1. [Redacted] is a community advocacy group based in Gippsland, Victoria. [Redacted] is a client of Environmental Justice Australia (EJA) working to facilitate a positive post-coal mining legacy for future social and economic prosperity of the region in a manner that safeguards and protects the community and surrounding environment, including the Latrobe River that contribute freshwater flows to the Ramsar listed Gippsland Lakes.
2. [Redacted] is an active stakeholder with the Latrobe Valley Regional Rehabilitation Strategy (LVRRS) process and the Gippsland Sustainable Water Strategy (SWS). Our work revolves around good governance and improved policy to inform appropriate and rational decision-making interacting with WGCMA, DEECA, DJPR, MLRA and all mine operators.
3. [Redacted] contention is consistently reinforced by evidence that proactive change can only occur with planning reform based on science otherwise assumptions are made in the absence of constraints. The current lack of appropriate resources to provide updated flood studies is a concern which has the potential for inappropriate development approval.

[Redacted] | [Redacted] | [Redacted] [Redacted]

Overview

4. West Gippsland Catchment Management Authority (WGCMA) has recommended Latrobe City Council (LCC), as the planning authority, amend the Latrobe Planning Scheme to introduce updated mapping of the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) to reflect the modelling undertaken and reflect the best available flood mapping.
5. Most of the flood mapping in the planning scheme for LCC is outdated so there is an urgency to justify this statutory change to Planning Scheme Maps until such time funding becomes available to update all LCC flood mapping and adjust flood overlays accordingly. This is highly relevant as *the Peer Review also recommended the inclusion of the climate change scenario for the Latrobe River as this was the 'best available information'*.
6. The Planning Policy Framework should be dynamic and evolving as the needs of the community and environment change. FLoW acknowledges that the proposed Amendment C131 will lead to better mapping and an improved outcome.
7. But there needs to be a provision included for LCC to provide further updated flood information in a more urgent fashion to better inform local planning decisions around risk of flooding and how it will be managed especially around new developments.
8. ██████ would encourage LCC to work with the CMA to undertake more regular mapping so the previous and existing delays between the completion of the studies and the changing of the planning overlays is up to date at that point in time.
9. ██████ supports the proposed Amendment C131, however, LCC still need to apply restraint and caution in assessing land for new development due to existing stability constraints caused by past and ongoing coal extraction and potential for increased subsurface movement with the proposed full pit options for the rehabilitation of Latrobe Valley coal mines. The ongoing risk of subsidence from groundwater extraction has the potential to further impact drainage and normal flood pathways.

Policy

10. The planning schemes are for people's benefit with overlays to allow planners, developers and landowners to make informed decisions where building and development can occur safely as opposed to inappropriate approval for development which increases risks of flooding. People have a right to know what the risks are to then make an informed decision about whether they want to be there or what sort of insurance protection they will need.
11. However, tension within the planning scheme, use of *minister's discretion*, conflict between departmental directives and outdated regulatory standards all contribute to enabling poor decision-making for appropriate land use and development. LCC need to ensure relevant planning decisions are not made in a vacuum of data gaps otherwise the *Precautionary Principle* needs to be applied. The overlays are not there to appease certain landowners or developers wanting to build for a profit.
12. The following is an example of inappropriate use of minister's discretionary power where Port Albert was made exempt from a flood overlay.

Victoria Government Gazette

G 3 16 January 2014 91

The Amendment applies the Public Acquisition Overlay to 5 Little Princes Street, Korumburra, to facilitate the development of the Korumburra Integrated Children's Centre.

A copy of the Amendment can be inspected, free of charge, at the Department of Transport, Planning and Local Infrastructure website at www.dpcd.vic.gov.au/planning/publicinspection and free of charge, during office hours, at the offices of the South Gippsland Shire Council, 9 Smith Street, Leongatha.

JOHN PHILLIPS

Director

Planning and Building Systems

Department of Transport, Planning and Local Infrastructure

Planning and Environment Act 1987

WELLINGTON PLANNING SCHEME

Notice of Approval of Amendment

Amendment C33

The Minister for Planning and the Attorney General have approved Amendment C33 to the Wellington Planning Scheme.

The Amendment comes into operation on the date this notice is published in the Government Gazette.

The Amendment updates flood mapping across Wellington Shire (excluding the urban zoned areas of Port Albert). New flood controls are introduced at McLoughlins Beach, the Tarra, Jack and Albert river areas, Merrimans Creek floodplains, the Macalister River floodplains between Lake Glenmaggie and Maffra (including Newry and Tinamba) and the Boggy Creek area. Modified flood controls are applied at Rosedale, Port of Sale, Seaspray to Loch Sport coastal areas, Lake Wellington surrounds and the floodplains of the Thompson and Avon rivers.

A copy of the Amendment can be inspected, free of charge, at the Department of Transport, Planning and Local Infrastructure website at www.dpcd.vic.gov.au/planning/publicinspection and free of charge, during office hours, at the offices of the Wellington Shire Council, 70 Foster Street, Sale.

JOHN PHILLIPS

Director

Planning and Building Systems

Department of Transport, Planning and Local Infrastructure

13. The coastal risks in Gippsland are well known but did not prevent political interference in a planning decision. Wellington Shire were the local government authority but, in this case, it was the use of discretionary power by the planning minister that went against the West Gippsland Catchment Authority flood overlay recommendations and council planners.
14. Previous State Nationals leader, Peter Ryan, was pressured by some in his electorate to change a revised flood overlay in the Port Albert area subject to floods which have occurred simultaneously with king tides and storm surges and will be impacted by sea level rise in the future. Eventually, after a planning panel review, a flood overlay was able to be removed by the stroke of a pen under the guise of *Ministers Discretion*. The legal ramifications of poor planning decisions can be greatly reduced if the planning controls are not regularly updated.
15. A *Gippsland Times* article in 2014 reported¹ the following,
- State Planning Minister Matthew Guy has approved an exemption for Port Albert from flood overlays included in Amendment C33 to the Wellington Planning Scheme.*
- The decision has been seen as a win for the local community, which was concerned proposed flood overlays would hinder development and impact the future of the town.*
- In responding to community unrest surrounding the introduction of the amendment, Mr Guy instigated a review of the flood overlays for Port Albert.*
- Following consideration of the amendment, a panel report and the submissions from local residents, the minister approved the amendment for revised flood overlays for the Wellington Shire, with the exception of Port Albert.*
- The decision means flood overlays will not be applied to residential and commercial land in Port Albert.*
16. The following 2008 Red Dot decision by VCAT² is pertinent given the above.

¹ <https://www.gippslandtimes.com.au/news/2014/01/16/port-albert-reprieve/>

² http://www8.austlii.edu.au/cgi-bin/viewdoc/au/cases/vic/VCAT/2008/1545.html?context=1;query=gippsland%20coastal%20board%20v%20south%20gippsland%20sc%20and%20others;mask_path=au/cases/vic/VCAT

IN THE MATTER OF Gippsland Coastal Board v South Gippsland Shire Council¹² the VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL ADMINISTRATIVE DIVISION found,

'...it is imperative that planning decision makers are guided by relevant policy. It is not appropriate to exempt individual decisions from the application of policy because it is only through the consistent application of policy that objectives leading to net community benefit and sustainable development will be achieved.'

| | |
|--|--|
| ➡➡ NATURE OF CASE | Dwellings in Farming Zone; land subject to flooding and likely inundation due to sea level rise as a result of climate change |
| ➡➡ REASONS WHY DECISION IS OF INTEREST OR SIGNIFICANCE | |
| ➡➡ POLICY – interpretation or application of policy | Location of rural living dwellings not related to agricultural uses in Farming Zone and outside settlement in coastal area – impact of sea level rise and risk of coastal inundation – impact of climate change – application of precautionary principle |

17. It has only been this year that Port Albert's has had updated flood risk measures³ which is 10 years after the initial political interference which previously allowed development access at the current flood levels which has the potential to expose people to inappropriate development in the future.

18. If the application of principled objectives in State Planning Policy Frameworks are clearly misused and manipulated via ministerial discretion in decision it creates a legal minefield of loopholes and financial cost burdens for all.

Nexus between negative geotechnical movement and flood risk

GROUND MOVEMENT OVERVIEW

The mining induced ground movements of significance to the Latrobe Valley coal mining region and proposed coal rehabilitation are identified to be:

- Block sliding of coal
- Sinkhole formation
- Coal pit floor heave
- Subsidence
- Lake loading
- Seismicity

³ <https://www.gippslandtimes.com.au/news/2024/02/28/port-alberts-updated-flood-risk-measures/>

19. All these need to be considered with planning because even if one was to eventuate there could be a significant change in stormwater runoff and carve a new river flow path (avulsion).
20. Gippsland has the added complication of an existing regional cone of depression⁴ contributing to significant subsidence and potential further compaction that is not yet fully realised with the ongoing overextraction of groundwater dewatering of the Latrobe Valley's three coal mines. Currently, ENGIE is seeking to increase the amount of groundwater take by an extra 7GL per year to their average extraction with the regional geotechnical movement on aquifer depressurisation unknown as all modelling for Latrobe Valley groundwater impacts has been assessed on stepped closure of mines. The current Regional Monitoring Committee predictions cannot be countered on as accurate given so much is still unknown.⁵ Complicating this, once the three Latrobe Valley coal pits reach equilibrium rebound will occur over the subsequent decades.
21. In February 2011 deep holes appeared in Morwell's Princess Freeway, which runs close to the Hazelwood mine. This resulted in authorities closing a large section of road for approximately four months. The problem was attributed to water.

⁴ Mine Closure 2019 GHD *Hydrogeological modelling to inform closure planning for Hazelwood Mine*
The depressurisation of the confined aquifers over 50 years of operation resulted in a large cone of depression in the piezometric surface, with drawdown of up to around 130m at the mine [Hazelwood]. The cone of depression initially extended to the east and subsequently merged with the cone of depression radiating from the neighbouring Loy Yang Mine, resulting in a large cumulative effect within the confined aquifers. The lowering of piezometric heads has been accompanied by compaction of compressible sediments and coal, resulting in subsidence of up to around 2.2 m northeast of the Hazelwood Mine within the township boundary of Morwell.

⁵ Under Section 51 of the Water Act (1989), AGL Loy Yang, EnergyAustralia Yallourn and ENGIE Hazelwood engage a consultant to produce an Annual Report, providing details of the groundwater and land surface monitoring activities as required by the operators Groundwater Extraction Licence management of their respective depressurisation systems.

...Recommendations

REGIONAL MONITORING PROGRAM LATROBE VALLEY OPEN CUT COAL MINES

Annual Report July 2020 to June 2021 noted,

Other recommendations to further the hydrogeological understanding and monitoring in the Latrobe Valley include:

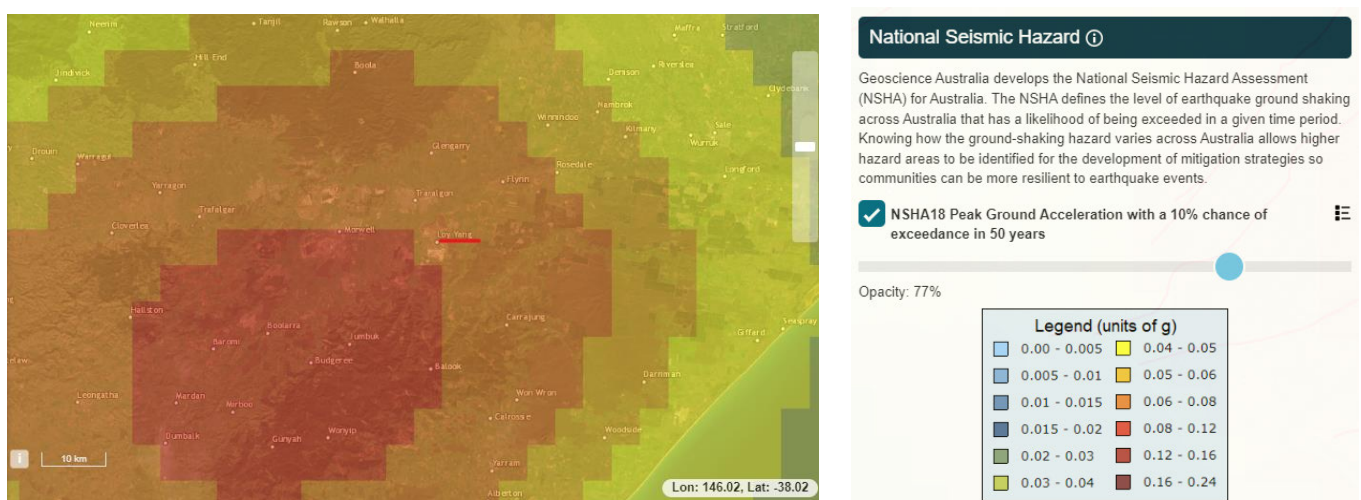
- *Continue to use the supplementary groundwater data in addition to the Latrobe Valley regional groundwater data in assessing groundwater trends*
- *Consider transition to remote land subsidence monitoring. This would require trialling of the remote method in conjunction with GPS based surveying to prove the technology has the required accuracy.*
- *Continue to assess opportunities to develop and support an InSAR research project to support the subsidence monitoring program*

22. As a result of the freeway collapse the Morwell Land Movement Survey and Report undertaken by Pells Sullivan Meynink (PSM) was commissioned August - September 2011. Only the summary has even been released.
23. However, in a 2015 Panel Report for the Latrobe Planning Scheme Amendment C87 Traralgon Growth Areas Review the same author of the Morwell Land Movement Survey, Mr Tim Sullivan of Pells Sullivan Meynink, was also engaged to act behalf of LoyYang mine operators on geotechnical issues in Latrobe Valley. His information was enlightening!!!
24. Mr Sullivan states, in his written evidence, that *'The Latrobe Valley and the mines it contains is now a system with a large number of mutually interacting parts'* and that the area is prone to *'sudden transition from quiescent state to an unstable incident or collapse'*. He states that all the Latrobe Valley mines are subject to the following four types of movement:
- *Valley wide groundwater induced settlement (subsidence).*
 - *A zone of in-situ horizontal stress relief extending outside the mine crest.*
 - *Ongoing creep movements still occurring decades after mining was completed in the area.*
 - *Movement related to slope instability type mechanisms, which can also be reinitiated a long time after mining is completed.*
- He stated:
- ...even though some of the past and ongoing movement by themselves constitute a hazard, these movements may make the area sensitive to external water loading events, for example rainfall runoff and earthquakes.*
25. The rehabilitation of the Latrobe Valley coal mines is seen as one giant experiment with no other project in the world trying to make the unstable coal subsurface stable. What is also not know is the time frame.
26. Incremental subsidence because of dewatering the open cut coal mines just to keep the pits stable has resulted in soil creep in the township of Morwell towards the Hazelwood mine. The subsidence is continuing at 30mm per year after an incremental subsidence of 2.4metre noted in 2001 on freeway side of the Hazelwood coal pit.

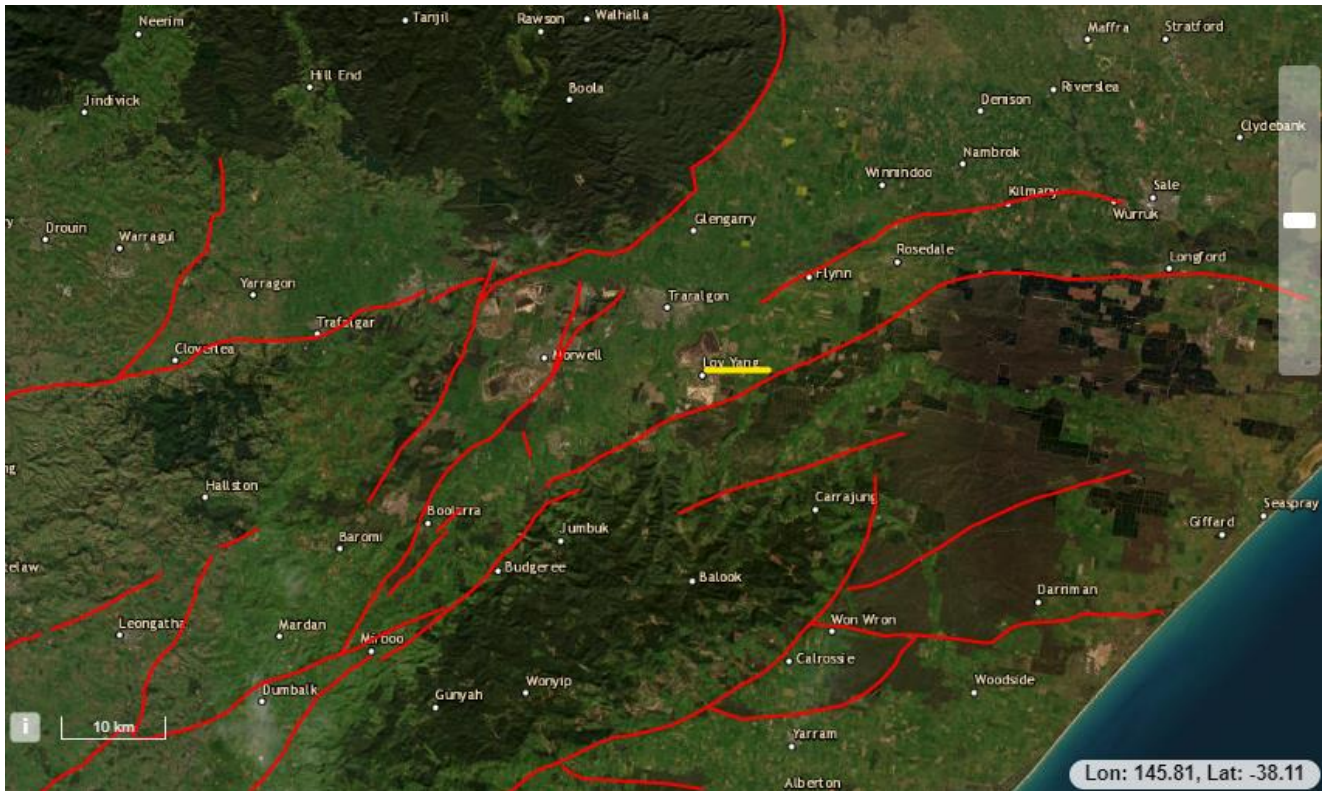
27. The fact subsidence can affect the tilt of the land & change drainage pathways would be particularly relevant for future land development so imperative that ongoing flood studies are updated to reflect the instability of Latrobe Valley region.
28. Land sinking is not the only concern but once equilibrium in the aquifer has been achieved the opposite effect for rebound is expected. There is expected to be time lags for decades so areas that appear suitable for development on the surface may be unstable in time & why ongoing flood overlays and adding structural integrity requires needs careful attention in planning approvals
29. With CWA being the referral authority for new development it is important all mapping is up to date so subdivision proposal can be appropriately assessed for council to take into consideration.
30. To not exposes LCC and ratepayers to expensive and unnecessary litigation proceedings.

Seismic risks

The Latrobe Valley is a significant seismic area with the susceptibility of a future seismic incidence possible. It has also been asserted that seismic events occur after heavy rainfall⁶ which are known settlement issues with construction of new dams as they fill. Not dissimilar to the 2012 Moe/Narracan earthquake two weeks post collapse of the Morwell River into the Yallourn coal pit; heavy weight onto an unstable subsurface. Peak ground acceleration is a concern.



⁶ <https://temblor.net/earthquake-insights/can-rain-cause-earthquakes-2668/>



Conclusion

our insights in good faith given the continual subsurface movement and potential for extreme rain events to be worthy of consideration for a better Latrobe Valley.

Submission 79

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From: [REDACTED]
Sent: Fri, 5 Apr 2024 13:36:06 +1000
To: Latrobe@latrobe.vic.gov.au
Subject: Attention: Strategic Planning Department - Amendment C131 submission
Attachments: Covering letter to LaTrobe.docx, C5027 DTS2.pdf

⚠ EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe. ⚠

To whom it may concern

Please find attached our covering letter, written submission & proposed layout for Amendment C131.

Regards

[REDACTED]

[REDACTED]

5 April 2024

Attention: Strategic Planning Department
Latrobe City Council
P.O. Box 265
MORWELL VIC 3844

Dear Sir/Madam,

RE: Amendment C131 – Flood Overlays Update submission

[REDACTED] act on behalf of [REDACTED] in relation to this submission to the Latrobe City Council for the above amendment. Our clients are the owners of [REDACTED]. This letter forms an attachment to plans and a written submission sent to the portal on Council's web site.

1.1 Overview of Submission

Latrobe City Council seeks to review and update the extend of existing flood overlays, which were last updated in 2012. Amendment C131 applies to all land within the municipality which is informed by the flood modelling within the flood studies. The amendment proposes to:-

- *Amend Clause 02.04 (Strategic Framework Plans) to include a new Strategic Framework Plan.*
- *Amend Clause 11.01-1L (Glengarry) to include a new Glengarry Town Structure Plan (GTSP).*
- *Insert new Planning Scheme Maps*

Of the three areas identified above, our submission to Latrobe City Council specifically addresses the proposed flood overlay mapping and how it affects our clients property at [REDACTED].

Our clients land is currently zoned General Residential Zone (GRZ) and the Land Subject to Inundation Overlay applies to the land. We maintain a strong position that developable land supply is needed in Traralgon to match with the continuing high demand for residential land in Latrobe City Council.

Our client wants to develop their land within the constraints of the current LSIO controls. There is currently no Flood overlay that applies to the land.

We include a written submission as well as a high-level plan for future discussion.

The juxtaposition is that the introduction of the Floodway overlay mandates any future development of [REDACTED] yet the land is zoned General Residential Zone thus the introduction of the Floodway Overlay inhibits future development potential.

Yours sincerely

[REDACTED]

SUMMARY OF SUBMISSIONS & PLANNING COMMENT TO:

Amendment C131 – Flood Overlays Update

First Exhibition (3 February 2022 – 7 March 2022)

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|---|---|--------------------------|
| 1 | Support | The Department of Transport has no objection to the proposed amendment. | Noted | No | 7 February 2022 |
| 2 | Support | South Gippsland Shire Council has no objection to the proposed amendment. | Noted | No | 3 February 2022 |
| 3 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, due to: <ul style="list-style-type: none"> ○ Recent works and repairs to stormwater infrastructure. ○ Requests review and removal of the proposed LSIO. | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. The property is proposed to be retained in the LSIO.</p> <p>Drainage infrastructure is a combination of underground pipes to convey flows from minor storm events and overland flow paths for severe flood events. Drainage maintenance works would not have been considered in modelling. The model would operate on a level of nominated pipe capacity.</p> <p>The underground drainage network is not intended or designed to convey flood events as depicted in the 1% Average Exceedance Probability (AEP) mapping provided in the</p> | No | 16 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|-------------------|---|---|--------------------------|
| | | | <p>proposed amendment.</p> <p>The repair and maintenance works were completed on existing underground pipes which is only relevant for minor storm events, the major storm event inundation risk remains. The subject site sits adjacent to the overland flow path at the bottom of Rhodes Court, which is shown in the modelling.</p> <p>The downstream underground drain maintenance works recently completed has no effect on the provision of overland flow paths to safely convey flood flows in a major flood event.</p> <p>It is policy at 13.03-1L Floodplain management that development be discouraged in residential areas within the 1% AEP flood extent or within 30m of existing waterways. Similarly, raised earthworks, and subdivision, other than realignment or consolidation, is discouraged within the mapped extent of a 1% AEP flood. Both overlays provide the means to control new development.</p> <p>Section 62(e) of the Planning and Environment Act 1987 enables planning schemes to <i>'regulate or prohibit any use or development in hazardous areas, or areas likely to become hazardous'</i>. As a result, planning schemes contain State planning policy for floodplain management requiring, among other things, that flood risk be considered in the preparation of planning schemes and in land use decisions (PPN12).</p> | | |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|---|--|---|--------------------------|
| 4A | Objection | <ul style="list-style-type: none"> • Does not support their land having Land Subject to Inundation Overlay (LSIO) applied to it, due to: <ul style="list-style-type: none"> ○ The flood modelling in the flood study does not appear to apply to their land. ○ Removal/reduction of current flood overlays requires physical evidence. ○ Some appendices from flood studies were not available at the commencement of exhibition. ○ Flood risk should be managed through stormwater planning and maintenance, rather than overlays. | <p>As a result of the Peer Review, it is recommended that the mapping identified as a part of the unnamed tributaries to the west of Moe be removed. The property will not be affected by proposed mapping.</p> <p>Mapping the flood risk is a statutory obligation under the <i>Planning and Environment Act 1987</i> and the <i>Building Regulations 2018</i>.</p> | YES | 20 February 2022 |
| 4B | Withdrawn | <ul style="list-style-type: none"> • Withdraws submission | Noted | NA | 25 November 2023 |
| 5A | Objection | <ul style="list-style-type: none"> • Would like further information on: <ul style="list-style-type: none"> ○ Whether there are drainage issues on their street. ○ What due diligence has been undertaken with the flood studies. ○ What mitigation options have been | <p>After further review the flood mapping identified in Jazmine Court, the LSIO has been removed until a future urban catchment specific stormwater assessment can be completed.</p> <p>The Traralgon Flood Study was peer reviewed by the DELWP (now DEECA) Flood Advisory Committee as the time it was being prepared.</p> | Yes | 16 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|--|---|--------------------------|
| | | <ul style="list-style-type: none"> ○ considered. ○ Contours | <p>Four mitigation options were considered as a part of the Flood Study. Only one was considered viable – the Traralgon Bypass Retarding Basin. However, the bypass is yet to commence so the retarding basin has not been implemented. It is proposed that this occur when the bypass is built.</p> | | |
| 5B | | <ul style="list-style-type: none"> ● Does not support their land having Land Subject to Inundation Overlay (LSIO) applied to it, due to: <ul style="list-style-type: none"> ○ Street not being susceptible to riverine flooding ○ Report does not consider flash flooding or stormwater flows ○ Has not seen stormwater flooding in street ○ Stormwater infrastructure was capable in the street during the 2021 floods. | <p>Council has reviewed the application of the overlay and removed it from the street as it is considered to be due to stormwater flooding not riverine flooding.</p> <p>The Traralgon Creek Flood Study 1% AEP 'design event' is calculated based on existing stormwater infrastructure (operating in normal working order), previous flood events, rainfall, and topography of the land.</p> | NA | 21 February 2022 |
| 5C | | <ul style="list-style-type: none"> ● Does not support their land having Land Subject to Inundation Overlay (LSIO) applied to it, due to: <ul style="list-style-type: none"> ○ The suggestion that the street or any property therein is susceptible to impact by flood or inundation from Traralgon Creek | <p>After further review the flood mapping identified in the Court, the LSIO has been removed until a future urban catchment specific stormwater assessment can be completed.</p> <p>Flood studies use the Australian Rainfall and Runoff guidelines to model flood events which is the industry standard and best practice. The flood model is tested against known flooding events. When it can</p> | Yes | 6 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|---|--|---|--------------------------|
| | | <p>is completely wrong and based on inaccurate modelling.</p> <ul style="list-style-type: none"> ○ The amendment has inaccurate modelling, and incorrect application of LSIO to area. ○ Study does not reference or consider stormwater, flash flooding, or their resultant overland flows in the Traralgon urban area. ○ No information supplies as to why the overlays are justified. ○ No supporting evidence of stormwater inundation in the street ○ Why does the amendment not apply to areas that have known stormwater issues - overlays appear arbitrary, inconsistent, and discriminatory in their application. ○ Definitions of FO & LSIO do not support their use outside of mainstream flood | <p>accurately predict the same event based on the same conditions, then the model for riverine flooding is considered accurate. The drainage network is included in the model to look at temporary flood storage before it affects properties as outlined in the Australian Rainfall and Runoff guide. Furthermore, the flood mapping extents are an output of the flood model and the extents of the hydraulic mapping are set at the initial creation of the model. The boundary between riverine and stormwater flooding is not known until the model outputs are completed. Consequently, interface areas are often included and later filtered, as has now occurred, to refine the results to the focus of the study – which in this case is riverine flooding.</p> <p>There is no recorded data of a 1% AEP flood event in Traralgon. The 2021 Traralgon Creek flood was smaller than a 1% AEP flood event.</p> <p>Under Section 6(e) of the Planning and Environment Act 1989 enables planning schemes to ‘regulate or prohibit any use or development in hazardous areas, or likely to be hazardous’.</p> <p>The Water Act 1989 Section 204 specifically states that <i>“In making a declaration under section 203(1), an Authority (West Gippsland Catchment Management Authority) may adopt a <u>flood level</u>, a <u>flood fringe area</u> or a <u>building line</u> which, in its</i></p> | | |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|---|---|---|--------------------------|
| | | <p>areas. Amendment C131 overlays are being applied incorrectly and inconsistently.</p> <ul style="list-style-type: none"> ○ Difference in original 1%AEP and the applied overlays ○ Report was not peer reviewed ○ The flood study itself did not have proper community consultation. ○ Amendment was not implemented in a timely manner. ○ Why have the four mitigation options not been acted on? Does this change the flood modelling. ○ Traralgon flood study flood information from the public was not on the website. ○ There is no documented evidence of the street flooding. ○ Davidson Street properties are having a reduction in flood overlays despite there being photographic evidence that the | <p><i>opinion, is the best estimate, based on the available evidence, of a flood event which has a probability of occurrence of 1 per cent in any one year."</i></p> <p>In addition, Council is also obligated to map the flood levels to the 1% AEP event as Regulation 148 of the <i>Building Regulations 2018</i> states that "a council must prepare maps for all <u>designated special areas</u> within its municipal district." A "designated special area" means— (a) an area liable to flooding. As such, regardless of whether an event has been experienced, Council has a statutory obligation to map to the 1% AEP flood event.</p> <p>A stormwater system is only built to cater to a 20% or 1 in 5 year stormwater flood event. The corresponding road network and controlled overland flow paths convey the rest of the 1% AEP stormwater flooding event.</p> <p>In 2005, subdivisions, like their Court, were not required to consider overland flow paths. Amendment VC42 introduced standard C25 under Clause 56.07-4 (Stormwater Management Objectives) on 9 October 2006 which requires that 'any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner'.</p> <p>Latrobe City Council cannot comment on a consultation process undertaken by another organisation.</p> | | |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|---|---|--------------------------|
| | | <p>properties flood.</p> <ul style="list-style-type: none"> ○ Water Technology's videos from 2016 are incorrect. ○ June 2021 storm event did not see the street flooding. | <p>The Amendment started in the 2021/2022 financial year which is consistent with the timeframes outlined in the <i>West Gippsland Floodplain Management Strategy 2017-2027</i>.</p> <p>Council has re-exhibited the Amendment to ensure all background documents are publicly available.</p> | | |
| 5D | | <ul style="list-style-type: none"> • Asks where overland paths are discussed and identified in the report. • Application of the LSIO on the street is in error as it is outside the current and proposed 1% AEP flood extents. • Concerned that WGCMA will not say that there is no flood risk on the street. • Concerned that Council will not consider updating the SES mapping. • While his property has been removed, he expressed concerns for surrounding properties. | <p>The Traralgon Flood Study was undertaken to look at riverine flooding from Traralgon Creek. The drainage network is included in the flood model to look at temporary flood storage before it affects properties as outlined in the Australian Rainfall and Runoff guide.</p> <p>Known areas impacted by stormwater runoff is a separate issue to riverine flooding and is not included in the Amendment.</p> <p>The Traralgon Flood Study considers riverine flooding for Traralgon Creek, the Australian Rainfall and Runoff Guidelines recommends that stormwater systems be included near riverine systems. Specifically, in Book 5: Flood Hydrograph Estimation under section 5.2 Fundamental concepts it says:</p> <p>“the runoff inputs generated by various processes in different subareas or sub-catchments are gradually transformed into a combined flood hydrograph at a downstream location. This process is determined principally by various forms of temporary</p> | NA | 22 June 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|---|---|--------------------------|
| | | | <p>flood storage available in the catchment as well as by transmission losses along the flow route. The different elements of a catchment where temporary flood storage occurs include:</p> <ul style="list-style-type: none"> • Catchment surfaces (overland flow segments); • Stream channels; • Stream banks; • Floodplains; and • Drainage channels (or pipes). <p>These forms of storage are distributed in nature – the storage is spread along these catchment elements. In flood hydrograph estimation modelling the different forms of storage do not need to be represented separately but can be modelled as combined (conceptual) storage elements.”</p> <p>Stormwater flash flooding for Traralgon has not been considered in the Traralgon Flood Study. This will be considered in the Urban Flood Study.</p> <p>The VicSES Flood Guide has been updated to only show riverine flooding.</p> | | |
| 5E | | <ul style="list-style-type: none"> • Insurance premium has increased. Insurance provider has said it is due to the increased risk of bushfire and | Insurance premiums are not a planning consideration and are outside the scope of the amendment. | Yes | 3 October 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|---|---|--------------------------|
| | | <p>flood.</p> <ul style="list-style-type: none"> • Overlays applied to their street are in error, website is still not updated. • Stormwater flooding was not covered in the scope of the amendment. • Wants to know if LCC has evidence of the effectiveness of the stormwater system or reported incidence of stormwater flooding in the area. | <p>Overlay has been removed from the property and a further stormwater specific assessment is underway for Moe, Morwell and Traralgon.</p> <p>Submission is considered resolved and submitter has verbally withdrawn their submission.</p> | | |
| 6 | Objection | <ul style="list-style-type: none"> • Does not support their land having Land Subject to Inundation Overlay (LSIO) applied to it, due to: <ul style="list-style-type: none"> ○ Drainage within the Glengarry township should be upgraded. ○ Council inspections discovered blockages in drains but believe there may be more in the future. ○ Believe council will stop maintaining drains if overlay is applied. ○ New estates starting to be built upon in Glengarry will also have significant effect on our drainage. | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. The property is proposed to be retained in the LSIO.</p> <p>Drainage assets are inspected at the frequencies identified in the Road Asset Management Plan or ad hoc in response to community requests which has previously occurred near this property.</p> <p>The impacts from this event reveal that there is no provision of overland flow paths which cater for flows in excess of the piped drainage network or as a redundancy to that network.</p> <p>There is a gap in the level of service between the applicable standards at the time of development at this location and the modern drainage standards.</p> <p>The level of drainage service provided to this</p> | No | 21 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | <p>property is in accordance with the applicable requirements at the time of its initial lot creation. There is no obligation to update the legacy drainage infrastructure to the current standards which, if feasible, will likely require significant capital funds and may be subject to a Special Charge Scheme.</p> <p>However, following the impact of these events Council is undertaking a flood mitigation study to provide increased protection to habitable floor level flooding that has been experienced in the catchment. This is currently being prepared.</p> <p>New developments are subject to modern requirements that include a stormwater strategy in which stormwater that flows from the new lots are attenuated within the development so that outflows match the pre-development peak flows. This is to ensure there are no downstream impacts.</p> | | |
| 7 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having LSIO applied to it, due to: <ul style="list-style-type: none"> ○ Has never seen the land flood before. ○ The subject site is within the Traralgon North Development Plan and believes that the LSIO will reduce development potential on the sites affected. • Requests the proposed LSIO be removed from the subject | <p>After further review the flood mapping identified in Marshalls Road, the LSIO has been removed, based on the location being a shallow pocket that can be managed through the Stormwater Management Plan within the Development Plan.</p> <p>Submission is considered resolved and submitter has verbally withdrawn their submission. Council officers have followed up with a letter confirming their verbal withdrawal on 25 March 2024.</p> | Yes | 21 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | site. | | | |
| 8A | Objection | <ul style="list-style-type: none"> • Does not support their land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ In 14 years the property has only flooded due to recent storms. ○ Nearby crown land should be used to assist with drainage issues in the 1% AEP flood event. ○ Latrobe should review and fix current drains and waterways to remove flooding risk and remove the overlays. ○ The overlays will create planning permit triggers and uncertainty. ○ The overlays will increase home insurance premiums. | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows.</p> <p>As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry.</p> <p>The Overlay has been removed from the property and is considered to be <u>resolved</u>.</p> <p>The flood overlays are based on a 1% AEP storm event, which is larger than that recently experienced and has not occurred in Glengarry in the last 14 years.</p> <p>Council land opposite the property is used in the management of stormwater flows through a wetland. However, the flood flows path that affects this property extends down Carey Drive from the North.</p> <p>The level of drainage service provided has not changed since its creation and an update the existing drainage infrastructure to the current standards will likely require significant capital investment and may not be feasible.</p> <p>Areas of land impacted by LSIO trigger a</p> | Yes | 17 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | <p>planning permit requirement for most buildings and works and require referral to WGCMA. The overlays map risk and ensure that development that occurs there is sensitive to flood risk.</p> <p>Insurance premiums from applying overlays are not a relevant town planning consideration.</p> | | |
| 9 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ Drainage needs to be fixed, which will remove the need for overlays. ○ Rail trail needs attention. ○ Land never flooded in 20 years. | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows.</p> <p>As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry.</p> <p>The Overlay has been removed from the property and is considered to be <u>resolved</u>.</p> <p>The level of drainage service provided to this property is in accordance with the applicable requirements at the time of its initial lot creation. There is no obligation to update the legacy drainage infrastructure to the current standards which, if feasible, will likely require significant capital funds and may be subject to a Special Charge Scheme.</p> <p>The flood modelling should account for pipe</p> | Yes | 21 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | <p>capacity; however, maintenance activities wouldn't affect the expected capacity or conveyance of a pipe or swale drain. The flood overlays are based on the modern standard of a 1% AEP storm event, which has not occurred in Glengarry in the last 20 years.</p> <p>The rail trail is owned by the Department of Environment, Land, Water and Planning (DELWP) and managed by a committee, who have been notified about drainage concerns from neighbouring residents.</p> | | |
| 9A | Withdrawn | <ul style="list-style-type: none"> Withdraws submission | Noted | NA | 25 April 2024 |
| 10A | Objection | <ul style="list-style-type: none"> Does not support the subject land having LSIO applied to it, and have the following concerns: <ul style="list-style-type: none"> Property has never flooded before. Stormwater drains are blocked and flood, and if fixed this should reduce the expected flooding. The rail trail acts as a flood levy and has no drainage which floods neighbouring properties. | <p>Following further investigation and a feature survey of the site, the level of the house has been confirmed to be raised. Updated mapping has been completed for this site and is has been removed from the overlay.</p> <p>Council inspects and maintains the surrounding stormwater infrastructure as evidenced by the works to remove the blockage identified. Further works are under investigation to mitigate future tree root impacts.</p> <p>There is a gap in the level of service between the applicable standards at the time of development at this location and the modern drainage standards.</p> <p>The level of drainage service provided has not changed since its creation and there is no obligation to update the existing drainage infrastructure to the current standards which will likely require significant capital</p> | YES | 21 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | investment and may not be feasible. | | |
| 10B | Objection | <ul style="list-style-type: none"> Requests the overlay be reviewed due do: <ul style="list-style-type: none"> The subject land has been raised since the flood study was undertaken and needs to be reassessed to determine if the LSIO is still required. The LIDAR is over three years old and does not show the changes on the subject site and surrounds from the subdivision that occurred there. | Following further investigation and a feature survey of the site, the level of the house has been confirmed to be raised. The property has largely been removed from the overlays. | YES | 28 Feb 2022 |
| 10C | Withdrawn | <ul style="list-style-type: none"> Withdraws submission | Noted | | 13 July 2022 |
| 11A | Objection | <ul style="list-style-type: none"> Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> Gippsland Water cleaned out drains recently, and flooding should not occur if the drains are maintained. Stormwater infrastructure maintenance should be undertaken instead of applying an overlay. documentation. | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. The property is proposed to be retained in the LSIO.</p> <p>Council engaged Contractors to complete works to clear tree roots from the underground stormwater drain.</p> <p>Drainage infrastructure is a combination of underground pipes to convey water from minor storm events and overland flow paths in more severe flood events which is depicted in the mapping.</p> <p>Maintenance activities of drainage infrastructure would not affect the expected capacity or conveyance of a pipe or swale</p> | No | 16 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | <p>drain.</p> <p>The impacts from recent event/s reveal that there is no provision of overland flow paths which cater for flows in excess of the piped drainage network or as a redundancy to that network.</p> <p>There is a gap in the level of service between the applicable standards at the time of development at this location and the modern drainage standards.</p> <p>However, following the impact of these events Council has commissioned a flood mitigation study to provide increased protection to impacted habitable floor levels in the catchment.</p> <p>Flood risk is calculated based on a combination of previous flood events, topography, expected rainfall, and existing stormwater infrastructure. The flood event is called a 'design event' and is expressed as a probability of that land flooding to a certain level.</p> <p>Flood overlays are a key tool in communicating to existing and potential property owners of the existing inundation risk of the land.</p> | | |
| 11B | | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ Insurance premiums will | <p>Insurance premiums are worked out by the insurer, and often is assessed internally through their own established methods. Given the flood studies were released publicly when it was initially completed in 2019, most insurers should already be aware</p> | | 18 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>increase.</p> <ul style="list-style-type: none"> ○ The amendment should be abandoned and drainage within Glengarry should be upgraded to contain the extent of flooding in a 1% AEP flood event. ○ Requests the amendment provide further information regarding what 'land subject to inundation means. ○ Requests that clarity around the overlays being a justification that council needs to secure funding for drainage upgrades be clearly explained in amendment | <p>of the flood risk on the properties identified within the amendment.</p> <p>The <i>Planning and Environment Act 1987</i> requires the responsible authority to map flooding risks independent of external funding programs.</p> | | |
| 11C | | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> • Flood Study was completed internally at WGCMA as a part of their student program. • Does not agree with the amount of rain needed to cause a 1% AEP flood as a flash flood with a similar amount of water fell in an hour and did not affect | <p>Flood studies prepared under the student program by WGCMA are supervised by a qualified engineer and reviewed before being finalised.</p> <p>In the absence of recorded rain gauge data for the waterways being considered in the Glengarry Eaglehawk Creek Flood Study. The BOM average rainfall data for the area was used. This is consistent with the methodology outlined in the Australian Rainfall and Runoff Guidelines.</p> <p>While Council is currently preparing options for flood mitigation in Glengarry, Section</p> | Yes | 1 April 2024 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>their property.</p> <ul style="list-style-type: none"> • The data is too old to be reliable. • The overlay does not account for changes made to the property over the past 9 years. • The flood overlays should not be implemented until flood mitigation studies are completed. • There have been no problems in town since the stormwater pipes were unblocked. • Would like a more updated study. | <p>62(e) of the Planning and Environment Act 1987 enables planning schemes to <i>'regulate or prohibit any use or development in hazardous areas, or areas likely to become hazardous'</i>. As a result, planning schemes contain State planning policy for floodplain management requiring, among other things, that flood risk be considered in the preparation of planning schemes and in land use decisions (PPN12). The Water Act 1989 Section 204 specifically states that <i>"In making a declaration under section 203(1), an Authority (West Gippsland Catchment Management Authority) may adopt a flood level, a flood fringe area or a building line which, in its opinion, is the best estimate, based on the available evidence, of a flood event which has a probability of occurrence of 1 per cent in any one year."</i></p> <p>In addition, Council is also obligated to map the flood levels to the 1% AEP event as Regulation 148 of the <i>Building Regulations 2018</i> states that "a council must prepare maps for all <u>designated special areas</u> within its municipal district." A "designated special area" means— (a) an area liable to flooding. As such, regardless of whether an event has been experienced, Council has a statutory obligation to map to the 1% AEP flood event. As such Council has a statutory obligation to map the flood hazard, particularly as there is no guarantee that any of the mitigation options are feasible.</p> <p>The extent of the overlay has been reduced</p> | | |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | based on a site review of height levels. | | |
| 12A | Objection | <ul style="list-style-type: none"> Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> The ground levels were altered after the flood studies were done and needs to be re-surveyed to determine if the flood risk is still there. | After further review of the flood map at this location has been removed. | YES | 19 February 2022 |
| 12B | Withdrawn | <ul style="list-style-type: none"> Withdraws submission | Noted | NA | 15 June 2022 |
| 13A | Objection | <ul style="list-style-type: none"> Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> The property is not nearby any water ways and should have the overlays removed. Neighbouring properties not included in amendment. | After further review of the flood mapping at this location has been removed. | Yes | 22 February 2022 |
| 13B | Withdrawn | <ul style="list-style-type: none"> Withdraws submission | Noted | NA | 16 June 2022 |
| 14 | Support | Authority is supportive of amendment. | No change is required to the amendment as a result of the submission. | No | 22 February 2022 |
| 15 | Objection | <ul style="list-style-type: none"> Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the | The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. | Yes | 22 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>following concerns:</p> <ul style="list-style-type: none"> ○ In the 30+ years there, the property has not flooded. ○ Requests removal of the overlay. | <p>As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry.</p> <p>The Overlay has been removed from the property and is considered to be <u>resolved</u>.</p> <p>Flood modelling considers a number of factors including stormwater behaviour and expected rainfall, not just proximity to waterways.</p> <p>The flood modelling utilised data sourced using an aerial laser (LIDAR). As a result, this flood study is much more precise than previous modelling and results show the subject site is likely to inundate in a 1% AEP flood event - a larger flood event than that experienced in the catchment by the objector.</p> | | |
| | Withdrawn | <ul style="list-style-type: none"> • Withdraws Submission | Noted | NA | 30 April 2024 |
| 16 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: The land is not subject to flooding, only inadequate maintenance of the drainage | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows.</p> <p>As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling</p> | Yes | 23 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | along Carey Drive. | <p>and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry.</p> <p>The Overlay has been removed from the property and is considered to be <u>resolved</u>.</p> <p>Roadside open drains and underground drains are present around this property as required by the applicable standard at the time of subdivision.</p> <p>The roadside drains are provided to prevent water from damaging the road pavement and the underground pipes to convey a minor storm event.</p> <p>There is no provision for safely conveying a 1% AEP major flood event. Underground drains are-not a viable means to completely remove and store all water in a major flood event.</p> <p>The flood modelling should account for pipe capacity; however, maintenance activities wouldn't affect the expected capacity or conveyance of a pipe or swale drain.</p> | | |
| 17 | Support | APA Group has no objection to the proposed amendment. | No change is required to the amendment as a result of the submission. | No | 23 February 2022 |
| 18 | Objection | <ul style="list-style-type: none"> Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the | The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. The property is | No | 24 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>following concerns:</p> <ul style="list-style-type: none"> ○ The LSIO will devalue their property. <p>Drainage should address flooding.</p> | <p>proposed to be retained in the LSIO.</p> <p>There is a gap in the level of service between the applicable standards at the time of development at this location and the modern drainage standards.</p> <p>The flood modelling should account for pipe capacity; however, maintenance activities wouldn't affect the expected capacity or conveyance of a pipe or swale drain.</p> <p>The level of drainage service provided to this property is in accordance with the applicable requirements at the time of its initial lot creation. To update the legacy drainage infrastructure to the current standards which, if feasible, will likely require significant capital funds and may be subject to a Special Charge Scheme.</p> <p>Land values are not a relevant town planning consideration.</p> <p>Submission is considered resolved and submitter has verbally withdrawn their submission. Council officers have followed up with a letter confirming their verbal withdrawal on 25 March 2024.</p> | | |
| 19A | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ The LSIO is separated from the Traralgon Creek Floodplain. | <p>After further review the flood mapping identified in their street has been removed until a future urban catchment specific stormwater assessment can be completed.</p> | Yes | 24 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <ul style="list-style-type: none"> ○ The flood modelling in the flood studies are computer generated 'best guess', and do not reference or consider stormwater, flash flooding or resulting overland flows in the Traralgon urban area. ○ In 11 years, the property has not been flooded or had stormwater issues, as the stormwater infrastructure is working well. | | | |
| 19B | Withdrawn | <ul style="list-style-type: none"> ● Withdraws submission | Noted | NA | 15 July 2022 |
| 20 | Objection | <ul style="list-style-type: none"> ● Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ The application of the overlays appears to be based on recent flood events, not the flood studies. As they believe the mapping accurately matches where recent flood events occurred. ○ The flooding is due to poor stormwater maintenance of the drain in front of their property. ○ The overlays will impact land value and insurance | <p>There is an existing LSIO that maps flooding at this property which is increased in the new overlay. The modelling from the <i>Traralgon Flood Study 2015</i> reveals that the subject site will be impacted by riverine flooding.</p> <p>Drainage infrastructure is a combination of underground pipes to convey minor storms events and overland flows paths in 1% AEP flood events which is depicted in the mapping.</p> <p>At this location the piped network is also influenced by the level of the Traralgon Creek, with elevated levels of the creek, as experienced in June 2021, leading to additional overland flows at this property.</p> <p>There is no provision for safely conveying a 1% AEP major flood event. Underground</p> | No | 27 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | cost. | <p>drains are-not a viable means to completely remove and store all water in a major flood event.</p> <p>Land values are not a relevant town planning consideration.</p> | | |
| 21 | Objection | <ul style="list-style-type: none"> • Does not support their land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ The overlays will devalue the properties ○ In 29 years, the property has never flooded, however the road has. ○ There have been no works done to drainage in Glengarry in the 35 years they've resided there. | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. The property is proposed to be retained in the LSIO.</p> <p>Drainage assets are inspected at the frequencies identified in the Road Asset Management Plan or ad hoc in response to community requests.</p> <p>The level of drainage service provided to this and surrounding properties is in accordance with the applicable requirements at the time of the lot creation. To update the legacy drainage infrastructure to the current standards which, if feasible, will likely require significant capital funds and may be subject to a Special Charge Scheme.</p> <p>The flood modelling should account for pipe capacity; however, maintenance activities would not affect the expected capacity or conveyance of a pipe or swale drain.</p> <p>The overlays are based on a design flood event for a 1% AEP flood which is larger than that experienced recently in Glengarry and the identification of this flooding validates the flood mapping.</p> <p>Land values are not a relevant town planning</p> | NO | 28 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | consideration. | | |
| 22 | Objection | <ul style="list-style-type: none"> • Does not support their land having Land Subject to Inundation Overlay (LSIO) applied to it and have the following concerns: Neighbouring properties at 57-59B and 61B have been built up 1m, and a spoon drain established. <ul style="list-style-type: none"> ○ The planning map doesn't show the new dwelling on 57-59B. ○ The LSIO will make any subdivision, dwelling or shed permit prohibited or difficult to obtain. ○ Insurance premiums will increase. ○ Council should maintain drainage regularly in Glengarry, as there are many drainage issues in Kyne Street. ○ If the Overlays are applied, the landowner will undertake earthworks and apply fill to the area of land within the overlay. ○ Existing stormwater infrastructure should | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. The property is proposed to be retained in the LSIO.</p> <p>Planning decisions are made with the best available information at the time.</p> <p>Drainage assets are inspected at the frequencies identified in the Road Asset Management Plan or ad hoc in response to community requests.</p> <p>Site inspection undertaken for properties to the North 23/03. General area was inspected including this property and review of LIDAR undertaken. No change justified based on the information available.</p> <p>The level of drainage service provided to this property is in accordance with the applicable requirements at the time of its initial lot creation. To update the legacy drainage infrastructure to the current standards which, if feasible, will likely require significant capital funds and may be subject to a Special Charge Scheme.</p> <p>The LSIO creates a planning permit trigger for buildings and works within the area where the overlay applies. It does not prohibit development, rather it introduces a mechanism of referral to the WGCMA to ensure that development is sensitive/considerate of flood risk.</p> | NO | 1 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>be updated/upgraded prior to issuing any more planning permits within Glengarry.</p> | | | |
| 23 | Objection | <ul style="list-style-type: none"> Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: The property has not flooded in the 30+ years they've owned it. | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows.</p> <p>As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry.</p> <p>The Overlay has been removed from the property and is considered to be resolved.</p> <p>Drainage is not a viable means to completely remove and store all water in a 1 per cent Annual Exceedance Probability (AEP) flood event.</p> <p>The overlays are based on a design flood event for a 1% AEP flood which is a larger event than that experienced.</p> <p>The flood modelling should account for pipe capacity; however, maintenance activities wouldn't affect the expected capacity or conveyance of a pipe or swale drain.</p> | Yes | 28 February 2022 |
| 24 | Objection | <ul style="list-style-type: none"> Does not support the subject | The Peer Review Report found that the | NO | 1 March |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|---|---|---|--------------------------|
| | | <p>land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: They do not believe their property is subject to flooding.</p> | <p>Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. The property is proposed to be retained in the LSIO.</p> <p>There is no provision for safely conveying 1% AEP flood flows as identified by uncontrolled overland flow paths in the mapping in this section of Glengarry. Underground drainage is not a viable means to completely remove and store all water in a major flood event.</p> <p>The flood modelling should account for pipe capacity; however, maintenance activities would not affect the expected capacity or conveyance of a pipe or swale drain.</p> <p>Submission is considered resolved and submitter has verbally withdrawn their submission. Council officers have followed up with a letter confirming their verbal withdrawal on 25 March 2024.</p> | | 2022 |
| 25 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ Their house has not been impacted by flood before ○ Recent flooding is due to blocked gutters which should be cleaned. | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows.</p> <p>As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction</p> | Yes | 28 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|---|---|--------------------------|
| | | | <p>across the western side of Glengarry.</p> <p>The Overlay has been removed from the property and is considered to be resolved.</p> <p>The flood mapping is intended to qualify the current flood risk to the property.</p> <p>The provided drainage level of service has not changed since its creation and updating drainage infrastructure would likely be costly and possibly unfeasible. Should future upgrades be implemented then the mapping can be updated accordingly.</p> <p>The flood modelling should account for pipe capacity; however, maintenance activities wouldn't affect the expected capacity or conveyance of a pipe or swale drain.</p> <p>In the last 37 years there hasn't been a 1% AEP flood event, the modelling shows what this event would look like and is calculated based on previous flood events, stormwater infrastructure, expected rainfall and riverine flooding.</p> | | |
| 25A | Withdrawn | <ul style="list-style-type: none"> Withdraws submission | Noted | NA | 28 February 2022 |
| 26 | Objection | <ul style="list-style-type: none"> Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> In the 37 years they've owned this property its never flooded. | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows.</p> <p>As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling</p> | Yes | 22 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <ul style="list-style-type: none"> ○ The property had fill in 1982-83 to make it sit higher than the property behind it. <p>Better drainage will remove flood risk and the flood overlays.</p> | <p>and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry.</p> <p>The Overlay has been removed from the property and is considered to be <u>resolved</u>.</p> <p>The flood mapping is intended to qualify the current flood risk to the property.</p> <p>The provided drainage level of service has not changed since its creation and updating drainage infrastructure would likely be costly and possibly unfeasible. Should future upgrades be implemented then the mapping can be updated accordingly.</p> <p>The flood modelling should account for pipe capacity; however, maintenance activities wouldn't affect the expected capacity or conveyance of a pipe or swale drain.</p> <p>In the last 37 years there hasn't been a 1% AEP flood event, the modelling shows what this event would look like and is calculated based on previous flood events, stormwater infrastructure, expected rainfall and riverine flooding.</p> <p>The flood studies will have considered topography of the land, which includes the fill that was placed on the property in 1982-83. A laser on an aircraft undertook laser measurements for the modelling in 2015.</p> | | |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| 27 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ Their land is identified as future residential in the Glengarry Structure Plan. ○ If the property is re-zoned residential, their rates will increase. <p>How does existing infrastructure in Glengarry support new estates in the area.</p> | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. The property is proposed to be retained in the LSIO.</p> <p>Amendment C131 implements the recommendations of nine flood studies into the Latrobe Planning Scheme.</p> <p>Both studies recommended that the Latrobe Planning Scheme be amended to introduce updated mapping of the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) to reflect the modelling undertaken.</p> <p>Amendment C131 is not proposing any changes to Glengarry's Structure Plan beyond the flood overlays, it does not show any new future growth areas other than what already exists in the Planning Scheme.</p> <p>The Glengarry Structure Plan was first introduced into the planning scheme through Amendment C24 (Small Town Structure Plans) on 10 February 2011. This showed future residential and low density residential opportunities in Glengarry.</p> <p>Economic factors are not a relevant town planning consideration.</p> | NO | 28 February 2022 |
| 28 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ Their land is identified as future residential in the | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. The property is proposed to be retained in the LSIO.</p> <p>Amendment C131 implements the</p> | NO | 27 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>Glengarry Structure Plan.</p> <ul style="list-style-type: none"> o If the property is re-zoned residential, their rates will increase. <p>How does existing infrastructure in Glengarry support new estates in the area.</p> | <p>recommendations of nine flood studies into the Latrobe Planning Scheme.</p> <p>Both studies recommended that the Latrobe Planning Scheme be amended to introduce updated mapping of the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) to reflect the modelling undertaken.</p> <p>Amendment C131 is not proposing any changes to Glengarry's Structure Plan beyond the flood overlays, it does not show any new future growth areas than what already exists in the Planning Scheme.</p> <p>The Glengarry Structure Plan was first introduced into the planning scheme through Amendment C24 (Small Town Structure Plans) on 10 February 2011. This showed future residential and low density residential opportunities in Glengarry.</p> <p>Economic factors are not a relevant town planning consideration.</p> | | |
| 29 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation (LSIO) applied to it, and have the following concerns: <p>The property was developed in 2020 and this may impact the flood modelling on the property.</p> | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows.</p> <p>As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction</p> | Yes | 3 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|--|---|--------------------------|
| | | | <p>across the western side of Glengarry.</p> <p>The Overlay has been removed from the property and is considered to be <u>resolved</u>.</p> <p>A request for further information on the location of the reported fill was not responded to.</p> | | |
| 30A | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ The subject land is at least a kilometre away from the Traralgon Creek and has not flooded before nor is near any bodies of water. ○ Strathcole Drive should have the overlay removed from it, as the owner is manually surveying their property and their neighbours. ○ Requests the size and dates of installation for stormwater pipes that run along the subject site. ○ Has owned property since 1994, and only one flood has occurred in this time, which was in 2007 and due to poor maintenance of drains. ○ Overlays will affect land values. | <p>Following a site visit, review of LIDAR and stormwater flooding inputs into the study the flood mapping relevant to this property is recommended to be removed until a future urban specific catchment flood assessment is completed.</p> | YES | 2 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|---|---|--------------------------|
| 30B | Withdrawn | <ul style="list-style-type: none"> • Withdraws submission | Noted | NA | 29 June 2022 |
| 31A | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ The modelling in the 2016 Traralgon Flood study concluded that the drainage system could not sustain a 1% AEP flood event based on modelling. ○ Could not locate various information within the amendment documents and believes they were not provided. ○ The flood study is over 6 years old and conditions may have changed. ○ LIDAR data used in the modelling is over 10 years old. ○ None of the reports have made specific reference to Michael Court. ○ Modelling has not taken into account recent substantial rain events. ○ The modelling considered council drainage infrastructure, but this information was not available to view. ○ The area has never | After further review the flood mapping identified in the Court has been removed until a future urban catchment specific stormwater assessment can be completed. | YES | 3 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | flooded in the way that the overlays are being applied. | | | |
| 31B | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ The flood study does not include all urban areas of Traralgon ○ There is no concise definition of the LSIO ○ Modelling is only as good as the information provided. ○ Would like further information of the methodology used. ○ Drainage infrastructure is inadequate and that is causing the flooding ○ No mention of drainage in the flood study. ○ Have other towns had their drainage infrastructure assessed. ○ Data is old. ○ The modelling needs to take into account buildings, vegetation, soil permeability. ○ Why are there no works occurring to increase the number of stormwater | <p>An urban catchment specific stormwater assessment is currently underway for Moe, Morwell and Traralgon.</p> <p>It is agreed, that a model is only as good as the data inputted which is why flood studies are continuously updated as more data becomes available. Section 62(e) of the Planning and Environment Act 1987 enables planning schemes to <i>'regulate or prohibit any use or development in hazardous areas, or areas likely to become hazardous'</i>. As a result, planning schemes contain State planning policy for floodplain management requiring, among other things, that flood risk be considered in the preparation of planning schemes and in land use decisions (PPN12). The Water Act 1989 Section 204 specifically states that <i>"In making a declaration under section 203(1), an Authority (West Gippsland Catchment Management Authority) may adopt a <u>flood level</u>, a <u>flood fringe area</u> or a <u>building line</u> which, in its opinion, is the best estimate, based on the available evidence, of a flood event which has a probability of occurrence of 1 per cent in any one year."</i></p> <p>In addition, Council is also obligated to map the flood levels to the 1% AEP event as Regulation 148 of the <i>Building Regulations 2018</i> states that "a council must prepare maps for all <u>designated special areas</u> within its municipal district." A "designated special</p> | | 9 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | drains in Michael Court. | <p>area" means— (a) an area liable to flooding. As such, regardless of whether an event has been experienced, Council has a statutory obligation to map to the 1% AEP flood event. As such Council has a statutory obligation to map the flood hazard, particularly as there is no guarantee that any of the mitigation options are feasible.</p> <p>The Amendment was undertaken in the timeframes recommended in the West Gippsland Floodplain Management Strategy.</p> | | |
| 31C | Withdrawn | <ul style="list-style-type: none"> • Withdraws objection | Noted | NA | 14 June 2022 |
| 32 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ Insurance premiums will increase, or insurance will be unavailable. ○ In the 20 years that some residents have lived in this location they have not witnessed flooding on the subject sites. | <p>The <i>Traralgon Flood Study 2015</i> has been peer reviewed and the mapping was found to be appropriate. The property has been removed from the LSIO as the Traralgon Flood Study stated that it was due to stormwater flooding and was not recommended to be included in the proposed overlays.</p> <p>The subject area hasn't had a 1% AEP flood event in the last 20 years.</p> <p>The LSIO provides a permit trigger to refer development applications to WGCMA to ensure it complies with flood sensitive design to ensure that future development is more resilient against flood.</p> <p>Insurance premium cost is not a relevant town planning consideration.</p> <p>The Planning and Environment Act requires the responsible authority to map risks, and</p> | NO | 2 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|---|---|---|--------------------------|
| | | | <p>the last flood study was done in 2012.</p> <p>The submission is considered resolved.</p> | | |
| 33 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ The area proposed to be in the LSIO contains a drain which was previously blocked. As the drain is now working, why is it going to flood. ○ The flood modelling has not taken into account the drainage network which needs upkeep. ○ Councils maintenance program for drains in the area is not sufficient. <p>Clear problem trees from drainage pipe network.</p> | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows.</p> <p>The Overlay has been removed from the property and is considered to be resolved.</p> <p>Drainage assets are inspected at the frequencies identified in the Road Asset Management Plan or ad hoc in response to community requests as occurred near this property.</p> <p>The impacts from this event reveal that there is no provision of overland flow paths which cater for flows in excess of the piped drainage network or as a redundancy to that network.</p> <p>The level of drainage service provided has not changed since its creation and there is no obligation to update the existing drainage infrastructure to the current standards which will likely require significant capital investment and may not be feasible.</p> <p>The flood modelling should account for pipe capacity; however, maintenance activities wouldn't affect the expected capacity or conveyance of a pipe or swale drain.</p> <p>The flood modelling considers existing stormwater infrastructure with the assumption of it working 100% - therefore the application</p> | YES | 2 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | of Overlays is correct and not needing to be reviewed in relation to stormwater infrastructure. | | |
| 34A | Objection | <ul style="list-style-type: none"> Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> Traralgon Creek would have to rise 50m to inundate the subject site. The subject site has been inundated in 2007 and 2010 due to blocked stormwater drains. Council could buy vacant land on the corner of Hyland Highway and Shakespeare Street and construct a basin to catch flood water. | After further review the flood mapping identified in Nixon Court is recommended to be removed to recognise the drainage works undertaken that have addressed the overland flow. | YES | 28 February 2022 |
| 34B | Objection | <ul style="list-style-type: none"> Flooding is caused by surface water. Drainage in the area contributes to the problem It will affect insurance premiums. | As the flooding was due to stormwater inundation, the overlay has been removed from the property. | NO | 21 |
| 34C | Withdrawn | <ul style="list-style-type: none"> Withdraws submission | Noted | NA | 18 October 2022 |
| 35A | Objection | <ul style="list-style-type: none"> Does not support the amendment and are concerned about how it may impact them. | Property is not impacted by proposed overlays. | NO | 28 February 2022 |
| 35B | Withdrawn | <ul style="list-style-type: none"> Withdraws Submission | Noted | NA | 23 December 2023 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|---|---|--------------------------|
| 36A | Objection | <ul style="list-style-type: none"> • Does not support the subject land having LSIO applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ The subject site is located a distance from Traralgon Creek and not at risk from flooding. ○ In the event of a flood, the drains will reach capacity, and water will flow along the street network. However, there are locations in this Court where due to low lying land, water flowing out of storm water drains cannot continue travelling away and will flood this area. ○ LSIO within a proposed residential estate should have been planned for and resolved and is the result of poor planning that flooding will occur there. ○ Jazmine Court has never been inundated. ○ When purchasing the land, the solicitor who oversaw the transfer of land advised that Council records indicated that flooding wasn't a risk. ○ Why map a 1% AEP flood | After further review the flood mapping identified in Jazmine Court is recommended to be removed until a future urban catchment specific stormwater assessment can be completed. | YES | 28 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>event and not a 1 in 200 year flood event.</p> <ul style="list-style-type: none"> ○ Why isn't Latrobe City drainage designed to resolve a 1% AEP flood event. | | | |
| 36B | Withdrawn | <ul style="list-style-type: none"> • Withdraws Submission | Noted | NA | 26 July 2022 |
| 37A | Objection | <ul style="list-style-type: none"> • Does not support the subject land having LSIO and FO applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ Council hasn't fulfilled its requirement under the Subdivision of Land Act, which states that the developer must submit a plan demonstrating that 1% AEP flood can pass through the development. ○ The 1% AEP flood event should be contained in the road network and drainage reserves. ○ The nearby residential development had a roadway opposite Alexandra Avenue running north of the pipe track which matches the current alignment of Kenilworth Drive and Rye Court. This development would have permitted the 1% AEP flood flow to pass north to the pipe track and | <p>After further review the flood mapping identified in Alexandra Avenue has been removed until a future urban catchment specific stormwater assessment can be completed.</p> <p>At the time of the subdivision, the existing flood overlays in place met this requirement. A stormwater plan must be submitted for subdivision application which captures overland flows. Council has fulfilled its requirements.</p> <p>A 1% AEP or '1-in-100-year flood' refers to a flood height that has a long-term likelihood of occurring once in every 100 years (also called a 100-year average recurrence interval). The probability of a flood event is calculated using statistical techniques.</p> <p>Drainage infrastructure is a combination of underground pipes to convey water from minor storm events and overland flows paths in more severe flood events which is depicted in the mapping. In keeping with current standards, underground pipes and road networks are unable to convey the 1 per cent Annual Exceedance Probability flood flows.</p> <p>Council inspects and maintains the</p> | YES | 28 February 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>then Traralgon Creek flood path.</p> <ul style="list-style-type: none"> ○ Council should ensure that waterways are maintained in a clear and unobstructed condition reflected in the modelling. ○ A relief open drain from Alexandra Avenue has a number of pits with grated lids to allow the drain to overflow, and the impact of this overflow should be checked. Is there a relief drain from Alexandra Avenue to the oval retarding basin and has this been considered in the modelling. ○ Insurance premiums will increase. | <p>surrounding stormwater infrastructure as evidenced by the works to remove the blockage identified. Further works are under investigation to mitigate future tree root impacts.</p> <p>The level of drainage service provided has not changed since its creation updating the existing drainage infrastructure to the current standards will likely require significant capital investment and may not be feasible.</p> <p>Despite the development of the new estate, the flood modelling for this property determined that the inundation is sourced not just from drainage infrastructure, but also rainfall at a large event that drains are unable to hold.</p> <p>Unfortunately, insurance premiums are not a relevant town planning consideration.</p> | | |
| 37B | | <ul style="list-style-type: none"> • Ethically cannot remove submission. | Noted | NO | 22 July 2022 |
| 37C | | <ul style="list-style-type: none"> • Says is not interested in the Amendment anymore as they have moved. | Noted. | NO | 19 December 2023 |
| 37D | | <ul style="list-style-type: none"> • Does not withdraw submission as comments relating to the management of the floodplain and creek still applies | WGCMA are the floodplain authority and are responsible for looking after waterways. However, the management of the floodplain and creeks are outside the scope of the Amendment. | NO | 20 December 2023 |
| 38A | Objection | <ul style="list-style-type: none"> • Does not support the subject land having the Flood Overlay (FO) applied to it, and have the following | After further WGCMA review the proposed overlay has been removed to reflect the existing built-up levels at the rear boundary of this property. | YES | 3 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>concerns:</p> <ul style="list-style-type: none"> ○ The property has had fill added, along with retaining walls since the flood studies were done. This will affect the rate of flow over the land the extent of the overlays. | | | |
| 38B | Withdrawn | <ul style="list-style-type: none"> • Withdraws submission | Noted | NA | 14 July 2022 |
| 39 | Objection | <p>Objection</p> <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> • In the 16 years they have had this land it has not flooded. • It does not make sense that Hedges Avenue and Traralgon Tennis Courts are closer to the creek and not impacted by overlays. • The overlays on the subject site are due to stormwater and movement of water, and stormwater was not included in the modelling. • Home insurance will increase. | <p>After further review the flood mapping identified in Jazmine Court is recommended to be removed until a future urban catchment specific stormwater assessment can be completed.</p> <p>Flood modelling considers stormwater behaviour, expected rainfall etc not just proximity to waterways. The data from this flood study is accurate and the subject site will be affected by flooding in a 1% AEP flood event.</p> <p>Drainage infrastructure is a combination of underground pipes to convey water from minor storm events and overland flows paths in more severe flood events which is depicted in the mapping. In keeping with current standards, underground pipes and road networks are unable to convey the 1 per cent Annual Exceedance Probability flood flows.</p> <p>Council inspects and maintains the surrounding stormwater infrastructure as evidenced by the works to remove the blockage identified. Further works are under investigation to mitigate future tree root</p> | YES | 3 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | <p>impacts.</p> <p>The level of drainage service provided has not changed since its creation updating the existing drainage infrastructure to the current standards will likely require significant capital investment and may not be feasible.</p> <p>Unfortunately, insurance premiums are not a relevant town planning consideration.</p> <p>Home insurance is not a valid town planning consideration.</p> <p>Submission is considered resolved</p> | | |
| 40 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) removed and Flood Overlay (FO) applied to it, and request that the LSIO remain and the FO be removed. They have the following concerns: <ul style="list-style-type: none"> ○ Property value will reduce. ○ Home insurance premiums will increase. ○ Re-development will be expensive if the design has to consider flooding risk. ○ The neighbouring property at number 11 is remaining within the LSIO despite it backing directly onto the Traralgon Creek. <p>The flood modelling doesn't take</p> | <p>The <i>Traralgon Flood Study 2015</i> was peer reviewed and the mapping was found to be appropriate. The proposed overlays are recommended to stay the same.</p> <p>Council sought further clarification from the CMA on this site and whether the FO was the appropriate tool. The CMA confirmed that the floor level is just below the flood level predicted and therefore would be susceptible to a 1% AEP flood.</p> <p>The requirements for a permit in both the LSIO and FO are very similar. The submission included flood photos from the June 2021 event – which confirm the need to adequately consider future flood risk during redevelopment.</p> <p>The modelling included the current alignment and levels of nearby bridges. It also considers local hydraulic effects and a translation from river gauges locations to their</p> | NO | 3 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | into consideration flood mitigation works. | property is not considered as accurate as the model results. Property values and insurance premiums are not a relevant town planning consideration. | | |
| 41 | Objection | Requests that flood depths be reviewed and the LSIO be removed from the specified sites. | The CMA has indicated they are willing to review these sites if the owner provides evidence of the change of levels on site through a planning permit or new land survey showing a fill development plan. Correspondence has been sent to the submitter providing this advice and the contact details of the CMA however all requests for further information have not been responded to. The Traralgon site is proposed to have the overlays removed from the property. The peer review recommended that the Eaglehawk Creek and Eel Hole Creek flood mapping proceed. | NO | 4 March 2022 |
| 42A | Objection | <ul style="list-style-type: none"> • Does not support the subject land having Land Subject to Inundation Overlay (LSIO) applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ Previous large floods in Traralgon have not impacted this property. ○ The flood studies were completed in 2015 and 2016 and the subject site was purchased in 2018. Why didn't Council make | After further review this property is recommended for removal from the overlay. The flood depth is shallow and expected to be contained with the road. | YES | 4 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>this document available.</p> <ul style="list-style-type: none"> ○ The subdivision was approved in a flood zone. ○ How does the LSIO protect future development if the property is already developed. | | | |
| 42B | Withdrawn | <ul style="list-style-type: none"> • Withdraws Submission | Noted | NA | 11 July 2022 |
| 43 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having FO and LSIO on it, and have the following concerns: <ul style="list-style-type: none"> ○ Subject site did not have flood overlays on in when purchased 10 years ago and wasn't aware that the current FO and LSIO were on there until now. ○ Property has not flooded in the time they have resided there. ○ Aboriginal overlay in the back corner should be removed. | <p>No change to overlays is proposed for this property.</p> <p>Previous large floods were not 1% AEP flood events. Moe has not seen a 1% AEP flood event in the last 10 years.</p> <p>The amendment is not changing the extent of the FO and LSIO in place as an updated Narracan Creek Flood Study is not included as a background document.</p> <p>Amendment C12 applied the current FO and LSIO which included direct notification to landowners and notice in the local newspaper. Council fulfilled its requirements for consultation during Amendment C12.</p> <p>Cultural Sensitivity areas are not within the scope of the Amendment and are subject to the Aboriginal Heritage Act 2006.</p> | NO | 5 March 2022 |
| 44A | Objection | <ul style="list-style-type: none"> • Does not support the subject land having LSIO applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ Planning Permit 2012/252/A was issued for a six-lot subdivision | The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. The property is proposed to be retained in the LSIO. | YES | 6 March 2022 |

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| | | and the new lots have been developed including adding fill. This may have changed the rate of flow in the flood modelling. | However, WGCMA inspected and surveyed the property on 23 March 2023. It was found that the overlay could be reduced based on survey and fill plan. It cannot be entirely removed as some areas of property are still lower than the identified flood level. | | |
| 44B | Withdrawn | <ul style="list-style-type: none"> • Withdraws Submission | Noted | NA | 29 January 2024 |
| 45A | Objection | <ul style="list-style-type: none"> • Does not support the subject land having LSIO applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ In the 40 years they have resided in Traralgon, previous flooding has not resulted in inundation to the extent shown in the overlays. ○ How does the water get to this property. ○ A flood study for Traralgon was completed in 2016 (Water Technology, 2016). This study modelled riverine flooding as a result of Traralgon Creek but did not include impacts of flooding from overland flow and urban stormwater. ○ Yet West Gippsland Catchment Authority has said that the water in Sherwood & Jazmine court is from stormwater | After further review the flood mapping identified in Sherwood Court has been removed until a future urban catchment specific stormwater assessment can be completed. | YES | 6 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | runoff and not from flooding of Traralgon Creek. | | | |
| 45B | Withdrawn | <ul style="list-style-type: none"> Withdraws Submission | Noted | NA | 16 June 2022 |
| 46A | Objection | <ul style="list-style-type: none"> Does not support the subject land having LSIO applied to it, and have the following concerns: <ul style="list-style-type: none"> The subject property has had cut and fill since the flood studies were undertaken which will affect the flow of flood water and extent of overlays. Recent flood events should go before any computer based behavioural model, as these events did not flood the subject property. The LSIO applies to mainstream flooding only, and there are no mainstream flooding impacts to this location. The Traralgon Flood Study table 4-5 'summary of flood behaviour for various flood events' does not mention this area. The WGCMA Floodplain Management Strategy (2018-2027) states that | After further review the flood mapping identified in Sherwood Court has been removed until a future urban catchment specific stormwater assessment can be completed. | YES | 6 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>stormwater flooding impacts a number of towns caused by heavier than usual rainfall, and Local Governments are accountable for managing urban stormwater.</p> <ul style="list-style-type: none"> The Latrobe River Flood Study (2015) page 23 noted that major flooding does not appear to impact the current town boundaries at Traralgon. | | | |
| 46B | Objection | <ul style="list-style-type: none"> Has not experienced any flooding while living there. The LSIO should not apply as the inundation is due to stormwater issues. Property is not mentioned in the flood studies No mention of stormwater impacts in the flood studies. LSIO should not apply to developed areas. | Noted, no living memory of a flood does not mean it will not occur. Having said that, it is acknowledged that the inundation was due to stormwater and the overlay has been removed from the property. | YES | 21 February 2022 |
| 46C | Withdrawn | <ul style="list-style-type: none"> Withdraws submissions | Noted | NA | 16 June 2022 |
| 47A | Objection | <ul style="list-style-type: none"> Does not support the subject land having FO applied to it, and have the following concerns: <ul style="list-style-type: none"> The property was filled and a retaining wall was constructed on the northern boundary. The previous flood | <p>There have been no 1% AEP flood events in the time the submitter has owned the property. Storms and flooding that have occurred in this time were not classed as 1% AEP flood events, therefore the flow and direction of water is not reflective of the design event we are mapping the overlays for.</p> <p>After further WGCMA review the proposed</p> | YES | 6 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>amendment (Amendment C9, gazetted Mar 2012) proposed LSIO, which was removed post-exhibition due to their submission regarding the fill on site.</p> <ul style="list-style-type: none"> ○ Recent flood events since 2008 | <p>overlay is recommended to be removed to reflect the existing built-up levels at the rear boundary of this property.</p> | | |
| 47B | Withdrawn | <ul style="list-style-type: none"> • Withdraws Submission | Noted | NA | 14 July 2022 |
| 48A | Objection | <ul style="list-style-type: none"> • Does not support the subject land having an increase in the existing LSIO and FO applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ The subject land was purchased in 2015 and the Plan of Subdivision did not show the Overlays. ○ The increase in Overlays will increase insurance premiums. ○ The development should not have been allowed if there was flood risk. | <p>After further review by the WGCMA, the proposed overlay is recommended to be removed to reflect the existing built-up levels at the rear boundary of this property.</p> <p>The June 2021 flood was not a 1% AEP flood event and is not a reliable source to determine that a 1% AEP flood event will affect a property.</p> <p>Overlays can only be applied when reliable data has been produced to justify a change in overlays. Free flood advice is available on WGCMA website.</p> <p>Planning controls change over time - there is no certainty that land will remain the same over time, and a land purchaser has the responsibility to undertake due diligence when making such a purchase. The <i>Planning and Environment Act 1987</i> ensures that consultation during exhibition of a planning scheme amendment allows landowners/occupiers to be aware of when such changes occur.</p> | YES | 6 March 2022 |

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| | | | Insurance premiums are not a relevant town planning consideration and are not determined by the planning overlays. | | |
| 48B | Withdrawn | <ul style="list-style-type: none"> Withdraws Submission | Noted | NA | 23 July 2022 |
| 49 | Support | DELWP has no objection to the proposed amendment. | No change is required to the amendment as a result of the submission. | NO | 7 March 2022 |
| 50 | Objection | <ul style="list-style-type: none"> Does not support the subject land having LSIO and FO applied to it, and have the following concerns: <ul style="list-style-type: none"> Property insurance premiums will increase and become unaffordable, or uninsurable. The property has not been impacted by flooding since they have owned it, from 2005 onwards. | <p>The Traralgon Flood Study was peer reviewed. It found that the mapping was appropriate. The proposed overlays have been removed as it relates to stormwater inundation and is not consistent with the recommendations in the Traralgon Flood Study.</p> <p>The Overlay has been removed from the property and is considered to be resolved.</p> <p>Insurance premiums are not a relevant town planning consideration and are not determined by the planning overlays.</p> <p>The subject area hasn't had a 1% AEP flood event in recent years.</p> <p>The LSIO provides a permit trigger to refer development applications to WGCMA to ensure it complies with flood sensitive design to ensure that future development is more resilient against flood.</p> <p>The subject land is located behind the Peterkin Street levee, accordingly the LSIO is appropriate in this location.</p> | YES | 7 March 2022 |
| 51A | Objection | <ul style="list-style-type: none"> Does not support the subject land having LSIO applied to it, and have the following | The Traralgon Flood Study was peer reviewed. It found that the mapping was appropriate. It is recommended that the | YES | 7 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <p>concerns:</p> <ul style="list-style-type: none"> ○ The recent floods in June 2021 did not impact the subject site. | <p>overlays be removed from the property.</p> <p>Recent floods in June were not 1% AEP flood events. Mapping indicates that the subject site will be inundated in a 1% AEP flood event.</p> <p>The LSIO provides a permit trigger to refer development applications to WGCMA to ensure it complies with flood sensitive design to ensure that future development is more resilient against flood.</p> | | |
| 51B | Withdrawn | <ul style="list-style-type: none"> • Withdraws Submission | Noted | NA | 2 January 2024 |
| 52 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having FO applied to it and the existing LSIO increase in size, and have the following concerns: <ul style="list-style-type: none"> ○ The overlays do not protect properties which are already developed. ○ Overlays are not useful for flood protection, and requests that a special building overlay or similar occur. | <p>The Traralgon Flood Study was peer reviewed. It found that the mapping was appropriate. The proposed overlays are recommended to be retained.</p> <p>The overlays are a critical tool in communicating the flood risk to existing and future property owners rather than preventing floods. The LSIO provides a permit trigger to refer development applications to WGCMA to ensure it complies with flood sensitive design to ensure that future development is more resilient against flood.</p> <p>In addition to overlays, previous flood studies have identified mitigations such as that proposed as part of the Traralgon Bypass in the Traralgon Creek Flood Study.</p> <p>Future flood studies focused on urban areas could consider Special Building Overlays</p> | NO | 7 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | <p>(SBO), but it is not considered as part of this amendment.</p> <p>Submission is considered resolved and submitter has verbally withdrawn their submission. Council officers have followed up with a letter confirming their verbal withdrawal on 25 March 2024.</p> | | |
| 52A | Withdrawn | <ul style="list-style-type: none"> Withdraws Submission | Noted | NA | 13 June 2024 |
| 53A | Objection | <ul style="list-style-type: none"> Does not support the subject land having FO and LSIO applied to it, and have the following concerns: <ul style="list-style-type: none"> Why does English Street Act like a dam wall, why does water from the settling ponds run into the nearby farm paddock. Why is the drain beside Macklins driveway not used to direct flood waters away from the residential lots into the paddock. Concern with existing drains in the area leading to flooding in back yards.. | <p>As works have begun on retarding basins in line with the recommendations of the Morwell North West Drainage Report (April 2016) and Morwell North West DCP drainage WR04 (2017) mapping has been updated to match the extent in the reports. The Overlays are proposed to be removed from the property.</p> <p>Drainage infrastructure is a combination of underground pipes to convey water from minor storm events and overland flow paths in more severe flood events which is depicted in the mapping.</p> <p>In keeping with current standards, underground pipes and road networks are unable to convey the 1 per cent Annual Exceedance Probability flood flows.</p> <p>Council inspects and maintains the surrounding stormwater infrastructure as evidenced by the works to remove the blockage identified. Further works are under investigation to mitigate future tree root impacts. Drainage assets are inspected at</p> | YES | 6 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | <p>the frequencies outlined in the Road Asset Management Plan, or ad hoc in response to community requests.</p> <p>The level of drainage service provided has not changed since its creation. Updating the existing drainage infrastructure to the current standards will likely require significant capital investment and may not be feasible.</p> <p>The driveway does act as a drain to mitigate the risk of flooding due to minor storm events in this area, although for a 1% AEP flood event the flows are significantly larger and the drain beside the driveway will not withstand the flows of this magnitude.</p> <p>The recent developments to the East of this site will include wetlands and retarding basins to hold back flood peaks to match the pre-development peak flows.</p> <p>They also use the pre-existing downstream infrastructure to convey these flows. Accordingly, the flood risk of the legacy development is considered to have no changes and will remain until it is developed in the future.</p> <p>The road formation of English Street is raised and the culverts underneath it are designed to managed a minor storm event in accordance with the applicable standards.</p> <p>The proposed mapping is based on a flood study done by the developer. Culverts appear to be modelled.</p> | | |
| 53B | Withdrawn | <ul style="list-style-type: none"> Withdraws Submission | Noted | NA | 5 December |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | | | 2023 |
| 54 | Objection | <ul style="list-style-type: none"> • The subject site is not impacted by the amendment, but has the submitter has the following concerns <ul style="list-style-type: none"> ○ The amendment should consider areas upstream such as Trafalgar and Yarragon. ○ The status of drains needs to be considered in flood modelling. ○ Upper Traralgon Creek has deteriorated significantly due to lack of care and maintenance by Council and WGCMA. ○ Global warming will impact the Latrobe River and Traralgon Creek resulting in more severe and frequent storm events in the future. ○ The proposed LSIO is reduced along the Traralgon Creek to finish just past Koornalla Reserve. Why isn't it going to be extended to Hoggs Bridge where the Traralgon and little Traralgon Creeks meet? ○ Instead of Overlays, there should be a floodplain plan prepared. | <p>Flood modelling considers the underground pipe network to be working at full potential, as any pipes that may not be operating at their full potential will have very little to no effect on results of the flood modelling for a 1% AEP flood event.</p> <p>Drainage infrastructure is a combination of underground pipes to convey water from minor storm events and overland flows paths in more severe flood events which is depicted in the mapping. In keeping with current standards, underground pipes and road networks are unable to convey the 1 per cent Annual Exceedance Probability flood flows.</p> <p>The level of drainage service provided has not changed since its creation updating the existing drainage infrastructure to the current standards will likely require significant capital investment and may not be feasible.</p> <p>The WGCMA will continue to monitor and update modelling as further data is available in relation to events such as global warming. This heightens the importance of this mapping to ensure that areas that have a flood risk are identified so that this risk can be managed into the future.</p> <p>The Traralgon Creek flood mapping has been updated around Koornalla as new data has become available.</p> <p>Flood mapping is only one tool and there are a number of other investigation and initiative underway to continue to monitor, plan, and</p> | NO | 8 March 2022 |

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| | | | <p>prepare for future floods.</p> <p>Climate Change scenarios have been included in the flood mapping for the Latrobe River.</p> <p>Council and WGCMA are reviewing the need for a Floodplain Development Plan for Traralgon North as it continues to develop. This work has not yet been undertaken.</p> | | |
| 55 | Objection | <ul style="list-style-type: none"> • The subject site is impacted by LSIO currently and the amendment does not propose to change this. The submitter has the following concerns <ul style="list-style-type: none"> ○ The property flooded in the 1934 but not since, so why is it included in the LSIO. ○ The overlays will devalue properties and insurance premiums will increase. | <p>No change is proposed. There is no supporting flood study to support changes to the flood overlays around Narracan Creek.</p> <p>The flood model indicates the properties that will be affected by a 1% AEP flood event, the property flooding in the past is proof that this will happen again during a 1% AEP flood event.</p> <p>The LSIO provides a permit trigger to refer development applications to WGCMA to ensure it complies with flood sensitive design to ensure that future development is more resilient against flood.</p> <p>The overlay includes many other properties and wasn't designed to single out the submitter.</p> <p>Unfortunately, land values and insurance premiums are not a relevant town planning consideration, nor are they determined solely by planning overlays.</p> | NO | 8 March 2022 |
| 56 | Objection | <ul style="list-style-type: none"> • The subject site is proposed to be included in the LSIO. The submitter has the following concerns: | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows.</p> | Yes | 4 March 2022 |

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| | | <ul style="list-style-type: none"> ○ What is the definition of a floodplain and what is the depth of water on the subject site. <p>In the 32 years of land ownership, the property has not flooded.</p> | <p>As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry</p> <p>A large reduction in the overlay is proposed as WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of glengarry. For this property there will be a large reduction in overlay extents.</p> <p>A floodplain is defined as: An area of land that is subject to inundation by floods up to, and including, the largest probable flood event.</p> <p>Past floods were not 1% AEP flood events. Mapping indicates that the subject site will be inundated in a 1% AEP flood event.</p> <p>Flooding at this location is extensive overland flooding as the water runs downhill. Unlikely that drainage works will mitigate this impact. No information available to support a change in the mapping.</p> | | |
| 56B | Objection | <ul style="list-style-type: none"> • Feel their submission was | Noted the works and details completed by | Yes | 27 July 2022 |

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| | | not considered | Council and WGCMA | | |
| 57 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having LSIO applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ In the 30 years of ownership, flooding has occurred twice due to stormwater pipes and not from a natural watercourse. | <p>The flooding was identified to be from stormwater flooding not riverine flooding. As such, it has been recommended to be removed from the amendment.</p> <p>Council inspects and maintains the surrounding stormwater infrastructure as evidenced by the works to remove the blockage identified. Further works are under investigation to mitigate future tree root impacts.</p> <p>The level of drainage service provided has not changed since its creation. Updating the existing drainage infrastructure to the current standards will likely require significant capital investment and may not be feasible.</p> <p>The modelled 1% AEP event is likely larger than that experienced in the last 30 years and they have observed previous flooding with helps validate the mapping.</p> <p>Drainage infrastructure is a combination of underground pipes to convey water from minor storm events and overland flows paths in more severe flood events which is depicted in the mapping.</p> | YES | 6 March 2022 |
| 58 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having LSIO applied to it, and have the following concerns: Stormwater blockages cause flooding. | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows.</p> <p>As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling</p> | Yes | 6 March 2022 |

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| | | | <p>and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry.</p> <p>The Overlay has been removed from the property and the submission is considered <u>resolved</u>.</p> <p>Council inspects and maintains the surrounding stormwater infrastructure as evidenced by the works to remove the blockage identified. Further works are under investigation to mitigate future tree root impacts.</p> <p>The level of drainage service provided has not changed since its creation. Updating the existing drainage infrastructure to the current standards will likely require significant capital investment and may not be feasible.</p> <p>Drainage infrastructure is a combination of underground pipes to convey water from minor storm events and overland flows paths in more severe flood events which is depicted in the mapping. Underground pipes are not intended to convey the 1 % AEP flood area.</p> <p>The flood modelling should account for pipe capacity; however, maintenance activities wouldn't affect the expected capacity or conveyance of a pipe or swale drain.</p> <p>The flood modelling considers existing</p> | | |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | | stormwater infrastructure with the assumption of it working 100% - therefore the application of Overlays is correct and not needing to be reviewed in relation to stormwater infrastructure. | | |
| 59 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having FO applied to it, and the existing LSIO area increased, and have the following concerns: <ul style="list-style-type: none"> ○ Flood mitigation could be addressed through stormwater and concern regarding drainage in Traralgon. ○ Traralgon Recreation Reserve needs upgrades to existing drainage. ○ New developments add to the severity and frequency of flood events. ○ The Latrobe River bridge causeway needs to be fixed. ○ Major flooding on Traralgon Creek occurs approximately every 10 years. ○ The flood studies recommend physical works be undertaken to mitigate flood risk, but when are these occurring. ○ Flood costs incurred by ratepayers. | <p>After review of on-site level and the proposed flood mapping, The overlay has been removed from the property.</p> <p>Flood mitigation is addressed in a number of ways including mapping of the existing risk and mitigations such as that identified in the Traralgon Flood Study which identified a town scale mitigation that is linked to the Traralgon Bypass works.</p> <p>The works required to provide 1% AEP protection to the Traralgon Recreation Reserve are significant and require more than new undergrounds pipes.</p> <p>New developments require stormwater strategies in which stormwater flows from the new lots are held back within the lots to match the pre-development peak flows. This is to ensure there are no downstream impacts.</p> <p>A number of agencies including WGCMA and Council periodically undertake works to improve the conveyance of the river – such as the willow tree removal. However, this alone will not prevent flooding. Traralgon Recreation reserve is programmed for major upgrades with minor drainage works being a consideration as part of that upgrade. Plans for the upgrade are available</p> | YES | 1 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
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| | | <ul style="list-style-type: none"> ○ Traralgon Creek must be maintained and cleaned regularly to avoid drain blockages. | <p>on the Latrobe City Council Website.</p> | | |
| 60 | | <ul style="list-style-type: none"> ● Does not support the subject land having LSIO applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ The area is not near Traralgon Creek or other waterways ○ The property has been in ownership since 2013, and all rain events since then have not flooded the property ○ The original subdivision occurred 40 years ago and why is LSIO only being applied now ○ Land value will be impacted and insurance premiums will also increase | <p>Following a site visit, review of LIDAR and stormwater flooding inputs into the study the flood mapping relevant to this property is recommended to be removed until a future urban specific catchment flood assessment is completed.</p> <p>Flooding events since 2013 were not 1% AEP flood events. Mapping indicates that the subject site will be inundated in a 1% AEP flood event. The Planning and Environment Act requires council to apply flood mapping.</p> <p>Planning controls change over time as more data becomes available - there is no certainty that land will remain the same over time. Overlays can be applied while a property is owned, and Council must map these once there is reliable data to support this. The Planning and Environment Act 1987 ensures that consultation during exhibition of a planning scheme amendment allows landowners/occupiers to be aware of when such changes occur.</p> <p>Insurance premiums are not a relevant town planning consideration. However, the flood studies have been public documents since 2015/ 2016. Insurers assess flood risk based on this information and in conjunction with their own investigations. It is recommended</p> | <p>Yes</p> | <p>28 February 2022</p> |

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| | | | that the submitter contacts their insurance to enquire how this process is conducted. | | |
| 60A | Withdrawn | <ul style="list-style-type: none"> ○ Withdraws submission | Noted | NA | 20 May 2024 |
| 61 | Objection | <ul style="list-style-type: none"> ● Does not support the subject land having LSIO applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ The previous flood overlays (not previously on the subject land) were a more accurate representation of a 1% AEP flood event. ○ The aerial application of LSIO does not consider the elevation of the land, and nearby properties aren't proposed to be included in the Overlays but should be. ○ The Traralgon Maffra Road intersection at Cairnbrook Road and the newly constructed roundabout has included additional drainage infrastructure which will reduce flooding in a 1% AEP flood event. ○ Existing town drainage is inadequate which affects the application of the flood overlays. | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows.</p> <p>As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry.</p> <p>The Overlay has been removed from the property and the submission is considered resolved.</p> <p>An additional flood assessment was completed as part of the roundabout works which demonstrated that there were no adverse flood impacts as a result of the works.</p> <p>Drainage infrastructure is a combination of underground pipes to convey water from minor storm events and overland flows paths in more severe flood events which is depicted in the mapping. In keeping with current standards, underground pipes are not intended to convey the 1% AEP flows.</p> <p>Drainage infrastructure for the newly</p> | Yes | 19 March 2022 |

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|---------|---------------------|--|--|---|--------------------------|
| | | | <p>constructed roundabout is designed to allow for the flows on the roundabout to be safely conveyed from the road to reduce risk on the roadway. This infrastructure will have little to no effect on reducing flows to this area in a 1% AEP flood event.</p> <p>The flood modelling utilised data sourced using an aerial laser (LIDAR) which measures elevations extremely accurately. As a result, this flood study is much more precise than previous modelling and indicates the subject site is likely to inundate in a 1% AEP flood event.</p> | | |
| 62 | Objection | <ul style="list-style-type: none"> • Does not support the subject land having LSIO applied to it, and have the following concerns: <ul style="list-style-type: none"> ○ The area proposed to have the LSIO applied has had fill added and is now raised which may impact the application of the LSIO. ○ The property never floods. | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. The property is proposed to be retained in the LSIO.</p> <p>The WGCMA has indicated they are willing to review this site if the owner provides evidence of the change of levels on site through a planning permit or new land survey showing a fill development plan.</p> <p>Land is still developable within a LSIO, subject to a planning permit and referral to WGCMA to ensure design and development addresses flood risk.</p> <p>The flood mapping has been prepared with the best available information and tools. It models a flood event considered larger than that which has occurred in Glengarry in recent time.</p> <p>Information was requested from the property</p> | NO | 22 March 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|---|---|--------------------------|
| | | | owner regarding fill on their land as this is required to support a change. Information hasn't been provided so changes to mapping cannot be considered. | | |
| 63 | Objection | | <p>The conditions listed in this submission are beyond the scope of this amendment and do not relate to what the amendment is proposing.</p> <p>No change is required to the amendment as a result of the submission.</p> <p>The CFA has verbally said that the considerations outlined in the submission should be taken as comments not an objection. However, this has not been received in writing.</p> | NO | 9 March 2022 |
| 64A | Objection | <ul style="list-style-type: none"> Does not support the subject land having LSIO removed and FO applied to it, and have the following concerns <ul style="list-style-type: none"> The property has a retaining wall and fill which may affect the flood modelling. | After review of on-site level and the proposed flood shape, it is recommended that the property be removed from the proposed overlay. | YES | 9 March 2022 |
| 64B | Withdrawn | <ul style="list-style-type: none"> Withdraws submission | Noted | NA | 15 June 2022 |
| 65A | | <ul style="list-style-type: none"> Does not support the subject land having LSIO applied to it, and have the following concerns: <ul style="list-style-type: none"> The property has been flooded four times between June-November 2021 due to drainage and applying Overlays doesn't | <p>The Peer Review Report found that the Glengarry Eaglehawk Creek Flood Study assessed flows that related to riverine flooding not stormwater flows. The property is proposed to be retained in the LSIO.</p> <p>Drainage assets are inspected at the frequencies identified in the Road Asset Management Plan or ad hoc in response to community requests as occurred near this</p> | NO | 4 April 2022 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|---|---|--------------------------|
| | | <p>fix this.</p> <ul style="list-style-type: none"> ○ The LSIO will impact the ability to sell or rent the property, and insurance premiums will increase. ○ Drainage maintenance is lacking and has resulted in the flooding at the subject site. ○ Development along Traralgon-Maffra Road has affected drainage and caused flooding on the subject site. ○ The first flood event on the subject site in June 2021 was due to 1% AEP flood event. ○ Council only looks at drainage when there is a major problem. | <p>property.</p> <p>The impacts from this event reveal that there is no provision of overland flow paths which cater for flows in excess of the piped drainage network or as a redundancy to that network. However, following the impact of these events Council has undertaken a flood mitigation study to provide increased protection to housing from flooding that has been experienced in the catchment. These mitigations will be reviewed for implementation in the 2022-2023 financial year as a high priority.</p> <p>The level of drainage service provided to this property is in accordance with the applicable requirements at the time of its initial lot creation. To update the legacy drainage infrastructure to the current standards which, if feasible, will likely require significant capital funds and may be subject to a Special Charge Scheme.</p> <p>New developments are subject to modern requirements that include a stormwater strategy in which stormwater flows from the new lots are attenuated within the development so that outflows match the pre-development peak flows. This is to ensure there are no downstream impacts.</p> <p>Insurance premiums are not a relevant town planning consideration. However, the flood studies have been public documents since 2015/ 2016. Insurers assess flood risk based on this information and in conjunction with</p> | | |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|--|---|--------------------------|
| | | | <p>their own investigations. It is recommended that the submitter contacts their insurance to enquire how this process is conducted.</p> <p>Land is still developable within a LSIO, subject to a planning permit and referral to WGCMA to ensure design and development addresses flood risk.</p> <p>The flood modelling should account for pipe capacity; however, maintenance activities would not affect the expected capacity or conveyance of a pipe or swale drain.</p> | | |
| 65B | Withdrawn | <ul style="list-style-type: none"> Withdraws submission | Noted | NA | 15 December 2023 |
| 66 | Support | CASA has no objection to the proposed amendment. | No change is required to the amendment as a result of the submission. | NO | 5 April 2022 |
| 67 | Objection | Extent of LSIO should be increased based on video evidence of previous flood events. | A Morwell River Flood Study using detailed flood modelling will need to be completed prior to any increase in flood overlays. This is currently outside the scope of the amendment. | NO | 10 January 2023 |

Re-Exhibition (29 February 2024 – 5 April 2024)

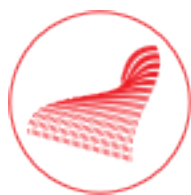
| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|---|--|---|--------------------------|
| 68 | Support | Happy that there is LSIO that is currently on the property being removed, this old mapping is odd and wrong. | Noted | No | 7 March 2024 |
| 69 | Objection | <ul style="list-style-type: none"> There has never been any water ingress onto our property from the North Side. | Drainage infrastructure is a combination of underground pipes to convey minor storms events and overland flows paths in 1% | Yes | 22 March 2024 |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|---|---|--------------------------|
| | | <p>In the Past when there has been significant rain fall events the road along the North of our property floods to a level at which it begins to flow down Carey Drive.</p> <ul style="list-style-type: none"> • Flooding of the road happens because of the storm water easement been blocked. • The easement along the southern and eastern boundaries have not been adequately maintained. • The overlays are being put in place instead of adequate stormwater maintenance which is what rates are for. • It is increasing insurance and devaluing properties. | <p>AEP flood events which is depicted in the mapping.</p> <p>The flood modelling should account for pipe capacity; however, maintenance activities wouldn't affect the expected capacity or conveyance of a pipe or swale drain.</p> <p>There is no provision for safely conveying 1% AEP flood flows as identified by uncontrolled overland flow paths in the mapping in this section of Glengarry. Underground drainage is not a viable means to completely remove and store all water in a major flood event.</p> <p>The overlays are based on a design flood event for a 1% AEP flood which is a larger event than that experienced in Glengarry.</p> <p>As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry.</p> <p>The Overlay has been removed from the property and is considered to be <u>resolved</u>.</p> | | |
| 70 | Support | <ul style="list-style-type: none"> • VicTrack has no objection to | Noted | No | 27 March |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|--|--|---|--------------------------|
| | | the amendment | | | 2024 |
| 71 | Objection | <ul style="list-style-type: none"> Mentioned 7 Whittakers Road is prone to flooding is being removed from overlay Flooding on the property has not come within 1 metre of the fence line | <p>7 Whittakers Road is proposed to remain in Floodway Overlay. As there are no changes, these are not shown in the Amendment maps.</p> <p>The Overlay will be removed from the property, this submission is considered resolved.</p> | Yes | 27 March 2024 |
| 72 | Objection | <ul style="list-style-type: none"> Requested the FO around street be reviewed Flood that occurred was much lower than fenceline House is 1 metre above bottom of fence line so high enough to not be included in flood area | <p>The Overlay will be removed from the property, this submission is considered resolved.</p> | Yes | 27 March 2024 |
| 72A | Withdrawn | <ul style="list-style-type: none"> Withdraws Submission | Noted | NA | 24 April 2024 |
| 73 | Objection | <ul style="list-style-type: none"> Noted the proposed Flood Overlay is not accurate to current levels and that historical levels have been used. Requested areas are adjusted to current levels. | <p>The Overlay will be removed from the property, this submission is considered resolved.</p> | Yes | 27 March 2024 |
| 74 | Objection | <ul style="list-style-type: none"> Noted the proposed Flood Overlay is not accurate to current Levels and that historical levels have been used. Requested the data regarding levels be reviewed as flood area is not accurate. | <p>The Overlay will be removed from the property, this submission is considered resolved.</p> | Yes | 27 March 2024 |
| 74A | Withdrawn | <ul style="list-style-type: none"> Withdraws Submission | Noted | NA | |

| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|---|---|---|--------------------------|
| 75 | Support | <ul style="list-style-type: none"> Supports the Amendment | Noted | No | 3 April 2024 |
| 76 | Objection | <ul style="list-style-type: none"> Would like overlays reduced on property | WGCMA reviewed the data and have reduced the Overlays based on lidar. Resulted in LSIO being removed altogether from the property and FO not being changed. | Yes | 27 March 2024 |
| 76A | Withdrawn | <ul style="list-style-type: none"> Withdraws Submission | Noted | NA | 2 May 2024 |
| 77 | Objection | <ul style="list-style-type: none"> Overlay will have an impact on the existing Planning Permit application. The Peer Review recommended not proceeding with the Land Subject to Inundation Overlay for the Tributary of Eel Hole Creek between Monash Way and Silcocks Road. Map 93LSIO-FO is not included in the Explanatory Report or Instruction Sheet. | Map 93LSIO-FO will be removed from the Amendment as reference to the map was not included in the Explanatory Report or Instruction Sheet. The Peer Review recommended not proceeding with the application of the LSIO on the property as no background document was provided as a part of the Peer Review. The document was subsequently located after the Peer review was complete and as it met the criteria for inclusion in the Amendment, it was included in the Exhibition Package. It is noted that the background document <i>Monash Way, Churchill 2011</i> may still be included in a future planning scheme amendment. | Yes | 4 April 2024 |
| 78 | Support | <ul style="list-style-type: none"> Encouraged consistent mapping amendment with CMA involvement. Refers to stability constraints caused by coal mining. Review of Wellington Shire Council matters on Amendment C33. | Council will refer to CMA for all relevant future Amendments for riverine flooding, Council is working with the CMA about the timing of future planning scheme amendments to ensure that data in the flood studies is the most-up-to-date information when the planning scheme is being ran. Ground movements for Loy Yang may be reviewed in Traralgon South-East Precinct Structure Plan, which will provide an | No | 4 April 2024 |

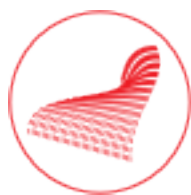
| Sub No. | Support / Objection | Summary of Issues | Planning Comment | Changes to Amendment Required? Yes / No | Date submission received |
|---------|---------------------|---|--|---|--------------------------|
| | | | <p>indication of relevance for future studies. The proceedings of Amendment C33 to the Wellington Planning Scheme have been noted as reference.</p> | | |
| 79 | Objection | <ul style="list-style-type: none"> The subject site provides developable land to support the high demand for residential land in Traralgon. The change from LSIO to FO will inhibit future development potential of the site. | <p>Overlays can only be applied when reliable data has been produced to justify a change in overlays. Free flood advice is available on WGCMA website.</p> <p>Planning controls change over time - there is no certainty that land will remain the same over time, and a land purchaser has the responsibility to undertake due diligence when making such a purchase. The <i>Planning and Environment Act 1987</i> ensures that consultation during exhibition of a planning scheme amendment allows landowners/occupiers to be aware of when such changes occur.</p> | No | 8 April 2024 |



LATROBE PLANNING SCHEME AMENDMENT C131 (FLOOD OVERLAYS UPDATE)

Post Exhibition Changes Table

| Post-Exhibition Changes after First Exhibition – (3 February 2024 – 7 March 2024) | | | |
|--|---|---|--|
| ITEM | WHAT IS THE CHANGE? | WHAT IS THE REASON FOR THE CHANGE? | RELATED SUBMISSION |
| Map | | | |
| Amend Map 56LSIO-FO | Removed Gwalia Street pocket of flooding | The Traralgon Flood Study did not identify this pocket in the proposed LSIO-FO mapping. | 32, 50 |
| Amend Map 49LSIO-FO; Delete Map 51LSIO-FO; Delete Map 55LSIO-FO; Amend Map 56LSIO-FO; Delete Map 57LSIO-FO; Amend Map 60LSIO-FO; Amend Map 61LSIO-FO; Delete Map 62LSIO-FO; | Removed stormwater pockets of flooding in Traralgon where the flooding pockets are isolated from the Traralgon Creek. | The Traralgon Flood Study did not identify these pockets in the proposed LSIO-FO mapping. In addition, an Urban Flood Study is being undertaken by Latrobe City Council and will provide a more comprehensive look at areas that may be subject to stormwater flooding. A future planning scheme amendment may implement the findings of this Amendment. | 5, 7, 12, 19, 30, 31, 34, 36, 39, part 41, 42, 45, 46, 51, 57, 60, |
| Delete Map 26LSIO-FO, Map 32LSIO-FO, Map 67LSIO-FO, Map 68LSIO-FO, Map 94LSIO-FO, Map 100LSIO-FO Amend Map 21LSIO-FO, Map 64LSIO-FO, Map 65LSIO-FO, Map 92LSIO-FO, Map 93LSIO-FO | Amend maps to remove areas of mapping that did not have a supporting finalised flood study. | There were 19 flood studies identified that informed the mapping, it was found that only 9 of those were finalised and able to be included in the re-Exhibition of the Amendment. As a result, the maps were amended to remove the areas that did not have a supporting flood study. The areas removed include: <ul style="list-style-type: none"> • Floodplain Mapping for Unnamed Reach South of Contour Drain (Moe) • Floodplain Mapping for Unnamed Reach South-East of Contour Drain • Narracan Creek at Coalville Road (Flood modelling and mapping undertaken to support a development assessment) • Bennetts Creek from Mackeys Road to Monash Way and Eel Hole Creek to Hazelwood Cooling Pond (Flood modelling and mapping undertaken for Hazelwood Dam Break & Consequence Assessment with documentation unable to be provided for privacy reasons) • Two unnamed watercourses crossing Princes Highway west of Flynn (Flood modelling and mapping undertaken to support Princes Fwy upgrade) | 4 |
| Amend Map 37LSIO-FO; Map 21LSIO-FO, Map 22LSIO-FO, Map 23LSIO-FO, Map 24LSIO-FO, Map 25LSIO-FO, Map 38LSIO-FO, Map 41LSIO-FO; | Updated Latrobe River Flood mapped area to include a Climate Change Scenario. | The <i>Planning and Environment Act 1987</i> requires Climate Change to be considered. The <i>Latrobe River Flood Study 2015</i> has the mapping layer on Climate Change available to consider and as such, this is considered the 'best available information'. No other flood studies had this information available. | NA |



LATROBE PLANNING SCHEME AMENDMENT C131 (FLOOD OVERLAYS UPDATE)

Post Exhibition Changes Table

Post-Exhibition Changes after First Exhibition – (3 February 2024 – 7 March 2024)

| ITEM | WHAT IS THE CHANGE? | WHAT IS THE REASON FOR THE CHANGE? | RELATED SUBMISSION |
|---|--|---|--------------------|
| Map 42LSIO-FO; Map 43LSIO-FO; Map 44LSIO-FO; Map 47LSIO-FO; Map 48LSIO-FO; Map 49LSIO-FO; Map 50LSIO-FO; Map 63LSIO-FO; Map 64LSIO-FO; Map 65LSIO-FO. | | | |
| Amend Map 71LSIO-FO; Amend Map 76LSIO-FO; | Amend Morwell Northwest to reflect new drainage channel that is currently being developed. | The extent of the overlays has been updated to match the Morwell North-West DCP area update the overlays to represent developed conditions | 53 |
| - | Included Silcocks Road as a reference document | Only final documents were to be included in re-exhibition. WGCMA provided the document after the Peer review was completed. As it met the criteria for already being mapped in the first exhibition and was a final document, it was included in the re-exhibition package. This was originally contributed as Source Unknown in the Peer review but was provided at a later date. | NA |
| Amend Map 48LSIO-FO; Map 48LSIO-FO | Overlay removed from back of properties along Eton Avenue, Earl Court and Independent Way. | Retaining wall along the floodplain border has been built that raises the properties above the floodplain. | 12, 38, 48, 64 |
| Amend Map 63LSIO-FO | Amend mapping to border residential zoned area | Reflects extent agreed to as a part of the Baldwin Road rezoning in Amendment C138latr. | |

Post-Exhibition Changes after Second Exhibition (29 February 2024 – 5 April 2024)

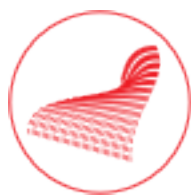
| ITEM | WHAT IS THE CHANGE? | WHAT IS THE REASON FOR THE CHANGE? | RELATED SUBMISSION |
|---------------------|---|---|--------------------|
| Map | | | |
| Amend Map 56LSIO-FO | Amended flood overlays at 2 Mapleson Street, Traralgon | The overlay maps provided are based on the 2016 Traralgon Creek flood study. Since that time additional fill on the land to above the 1% AEP line as such, the extent of the overlay has been adjusted based on lidar data. Administrative correction. | - |
| Amend Map 56LSIO-FO | Delete flood overlays at 9-11, 9-11A, 13, 17, and 19 Princes Drive, Traralgon | The overlays were reviewed after consultation and the building at 9-11 Princes Drive was found to have a tilt panel design that is unlikely to allow infiltration into the building. The other properties have had FO clipped to boundary as it is a small amount of overlay(s) within property | - |



LATROBE PLANNING SCHEME AMENDMENT C131 (FLOOD OVERLAYS UPDATE)

Post Exhibition Changes Table

| Post-Exhibition Changes after Second Exhibition (29 February 2024 – 5 April 2024) | | | |
|---|---|--|--------------------|
| ITEM | WHAT IS THE CHANGE? | WHAT IS THE REASON FOR THE CHANGE? | RELATED SUBMISSION |
| | | boundary. Only small area that doesn't provide a useful permit trigger. Property has been developed and filled already. | |
| Amend Map 18LSIO-FO | Amend flood overlays at 2, 36, 38-40, 42, 44, 46, 48, 49-51, 53-55, and 70 Kyne Street, Glengarry | the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. Reduction in LSIO due to model update and removal of LSIO over a pool and shed at 36 Kyne Street. | 11 |
| Amend Map 15LSIO-FO 16LSIO-FO, and 18LSIO-FO | Amend flood overlays on 85, 90, 125, 127, 135, and 160 Rifle Range Road | WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. For these properties the LSIO will be reduced. For 90 Rifle Range Road there will be a large reduction in overlay extents. | 56 |
| Amend Map 63LSIO-FO and 64LSIO-FO | Amend flood overlays on 20 and 70 Williams Road, Glengarry For these properties the LSIO extent will be reduced. | WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry | |
| Amend Map 48LSIO-FO; Map 49LSIO-FO | Remove flood overlays from properties bordering the Latrobe River Floodplain in the north of Traralgon including 40, 42, 44, 46, 48, 50, 52, 54, and 56 Graduate Place, Traralgon; 46, 48, 50, 52, 54, 56, and 58 Independent Way, Traralgon and 71, 73, 75, 77, 2/79, 81, 83, 85, 87, 89, 91, 95, and 97 Riverslea Boulevard, Traralgon. | Administrative correction. The property cadastre data has been updated since the overlays were mapped which has meant that the overlays are showing on the properties to the north of Traralgon when they should align with the back fences | - |
| Amend Map 18LSIO-FO | Remove flood overlays from 7-9, 10-11, 12-15, 16-18, 19-21, 22-24, and 25-27 Birmingham Close, Glengarry 13 Rhodes Court, Glengarry | Development has occurred since the flood study was undertaken which was reviewed and the overlays adjusted. In addition, as a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. Overlay will be removed from this property. | 33 |
| Amend Map 18LSIO-FO and 63LSIO-FO | Amend flood overlays at 10, 110, 45, 50, and 70 Black Tank Road, Glengarry | the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results | 28 |



LATROBE PLANNING SCHEME AMENDMENT C131 (FLOOD OVERLAYS UPDATE)

Post Exhibition Changes Table

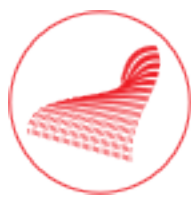
| Post-Exhibition Changes after Second Exhibition (29 February 2024 – 5 April 2024) | | | |
|---|--|--|------------------------------|
| ITEM | WHAT IS THE CHANGE? | WHAT IS THE REASON FOR THE CHANGE? | RELATED SUBMISSION |
| | | show a reduction across the western side of Glengarry. Reduction of FO and LSIO | |
| Amend Map 19LSIO-FO | 3, 20, 22, 24, and 26 Chatswood Close, Glengarry The Overlays will be removed from these properties. | Development has occurred since the flood study was undertaken and a large retaining wall built along the rear fenceline. It has been adjusted to reflect this. In addition, the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. Administrative Error | - |
| Amend Map 50LSIO-FO | Amend flood overlays at 1, 11, 13, 15A and 15B Paul Street, Traralgon and 1, 2, 18, 24, and 25 Le Grange, Traralgon | Reduce overlay based on lidar. The Land Subject to Inundation Overlay has been removed altogether. The FO remains the same. | 76 |
| Amend Map 49LSIO-FO | Remove flood overlays from 9, 10, 11, 12, 13, 14, 15, 17, 19, and 22 Oxford Place, Traralgon Amend flood overlays on 9 Salisbury Crescent, Traralgon Remove flood overlays from 2, 6, 7 and 8A Waterford Court, Traralgon Remove flood overlays from 15, 16, 17 and 26-46 Bradman Boulevard, Traralgon Amend flood overlays at 49 Bradman Boulevard. | Remove the overlay for the properties and reduce the FO in the retarding basin on Bradman Boulevard as the properties have been filled since flood study. FO adjusted based on LIDAR. FO adjustment due to Oxford Place review. Only a small area that doesn't provide a useful permit trigger. LSIO clipped to boundary. Removed as it is only a small area that doesn't provide a useful permit trigger. LSIO and FO clipped to boundary. Some FO reduction on large basin lot due to Oxford Place review. | 71, 72, 73, 74 |
| Amend Map 18LSIO-FO | Remove flood overlays from: 1-5, 7-11, 8-12, 14-18, 19-23, 20-24, 26-30, 32-36, 64-70, Carey Drive, Glengarry 1-2, 3-4, 5, 6, and 7-9 Pratt Court, Glengarry. 1-3, 4-7, 8-9, 12-13, 14-15, 16-18, and 19-21 Cobham Court, Glengarry 8-14 King Road, Glengarry 1-3, 5-6, 7-8, and 11-14 Moorhouse Close, Glengarry RES1\LP149941 | As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. | 8, 9, 15, 16, 25, 26, 29, 61 |



LATROBE PLANNING SCHEME AMENDMENT C131 (FLOOD OVERLAYS UPDATE)

Post Exhibition Changes Table

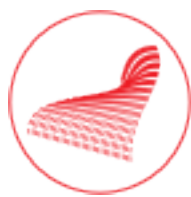
| Post-Exhibition Changes after Second Exhibition (29 February 2024 – 5 April 2024) | | | |
|---|---|--|--------------------|
| ITEM | WHAT IS THE CHANGE? | WHAT IS THE REASON FOR THE CHANGE? | RELATED SUBMISSION |
| Amend Map 18LSIO-FO | Remove flood overlays from 77, 79, 81 and 83 Main Street, Glengarry | WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. The Overlays will be removed from these properties. | - |
| Amend Map 17LSIO-FO and 19LSIO-FO | Amend flood overlays at Castleknock Drive, Glengarry | WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. Thin LSIO along southern part of Castleknock Drive removed. | - |
| Amend Map 19LSIO-FO and 64LSIO-FO | Amend flood overlays at 38 Bassetts Lane, Glengarry | WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. LSIO and FO reduction. Some FO converted to LSIO. | - |
| Amend Map 18LSIO-FO | Reduce flood overlay at 14 Cobham Court, Glengarry | As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. | 21 |
| Amend Map 18LSIO-FO | Remove flood overlays at 1-5, 2-6, 8-14, 16-22, and 25-27 King Road, Glengarry | As a result of the submissions received from Glengarry residents the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. The Overlays will be removed from these properties. | 23, 25 |
| Amend Map 18LSIO-FO | Remove flood overlays at 4, 13-15, 16-18, 19-21, 22-24, 25-27 and 28 Hambrook Lane, Glengarry | As a result of the submissions received from Glengarry resident the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. The Overlays will be removed on this property. | 58, 69 |



LATROBE PLANNING SCHEME AMENDMENT C131 (FLOOD OVERLAYS UPDATE)

Post Exhibition Changes Table

| Post-Exhibition Changes after Second Exhibition (29 February 2024 – 5 April 2024) | | | |
|---|--|--|--------------------|
| ITEM | WHAT IS THE CHANGE? | WHAT IS THE REASON FOR THE CHANGE? | RELATED SUBMISSION |
| Amend Map 18LSIO-FO | Remove flood overlays at 10-14, 11, 13, 5, 7, and 9 Cairnbrook Road, Glengarry | The WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of glengarry. Complete removal of LSIO. | - |
| Amend Map 19LSIO-FO | Amend flood overlays at 100 Cairnbrook Road, Glengarry | The WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of glengarry. Removal of FO and reduction in LSIO. | - |
| Amend Map 18LSIO-FO | Remove flood overlays at 11, 12, and 13 Macdonald Court, Glengarry | As a result of the submissions received from Glengarry resident the WGCMA have undertaken a detailed review of the modelling and determined that the extents are possibly being overestimated in some areas due to concentrated flows in a certain area in the model. Further work has been undertaken that distributes the flows across the catchment and results show a reduction across the western side of Glengarry. The Overlays will be removed on this property. | - |
| Amend Map 49LSIO-FO | Remove flood overlays from 2 Anderson Street, Traralgon | Removed as it is only a small area that doesn't provide a useful permit trigger. WGCMA has recommended that the LSIO clipped to boundary. | - |
| Amend Map 50LSIO-FO | Remove flood overlays from 18 Central Park Avenue | Removed as it is only a small area that doesn't provide a useful permit trigger. WGCMA has recommended that the LSIO clipped to boundary. | - |
| Amend Map 50LSIO-FO | Remove flood overlays from 2/272 and 3/272 Franklin Street, Traralgon | Removed as it is only a small area that doesn't provide a useful permit trigger. WGCMA has recommended that the LSIO clipped to boundary. | - |
| Amend Map 50LSIO-FO | Remove flood overlays at 7, 8 and 9 Rothbury Place. | Only small areas that don't provide a useful permit trigger. LSIO and FO clipped to boundary for northern two properties. LSIO removed and FO retained for southern property. LSIO is only a small area that doesn't provide a useful permit trigger. | - |
| Amend Map 50LSIO-FO | Remove flood overlays at 1, 2, 3, 4, 5, and 6 Senade Court, Traralgon. | Only a small area that doesn't provide a useful permit trigger. WGCMA has recommended that the Overlay clipped to property boundary. | - |
| Amend Map 63LSIO-FO | Remove Overlay at 225 Marshalls Road, Traralgon | Only a small area that doesn't provide a useful permit trigger. WGCMA has recommended that the Overlay clipped to property boundary. | - |
| Amend Map 50LSIO-FO | Remove Overlay at 10 Mackillop Court, Traralgon | Only a small area that doesn't provide a useful permit trigger. Overlay clipped to property boundary. | - |



LATROBE PLANNING SCHEME AMENDMENT C131 (FLOOD OVERLAYS UPDATE)

Post Exhibition Changes Table

| Post-Exhibition Changes after Second Exhibition (29 February 2024 – 5 April 2024) | | | |
|---|---|---|--------------------|
| ITEM | WHAT IS THE CHANGE? | WHAT IS THE REASON FOR THE CHANGE? | RELATED SUBMISSION |
| Amend Map 50LSIO-FO | Remove Overlay at 7 Macquarie Place, Traralgon | Only a small area that doesn't provide a useful permit trigger. Overlay clipped to property boundary. | - |
| Remove Map 93LSIO-FO | Map 93LSIO-FO will be removed from the Amendment so that no changes occur to that map. | The Explanatory Report and Instruction Sheet did not include reference to Map 93LSIO-FO in error, and as such it has been removed from the Amendment as it was not technically exhibited. | 77, part 41 |
| Amendment Documents | | | |
| Amend Explanatory Report | Remove reference to Monash Way flood study and Map 93. Add amendment to the Schedule to the Land Subject to Inundation Overlay | The Explanatory Report and Instruction Sheet did not include reference to Map 93LSIO-FO in error, and as such it has been removed from the Amendment as it was not technically exhibited. Correct Clause reference in Application Requirements of the Schedule, so it has been added to the Explanatory report | 77 |
| Amend Instruction Sheet | Add amendment to the Schedule to the Land Subject to Inundation Overlay (Clause 44.04) | Correct Clause reference in Application Requirements of the Schedule, so it has been added to the Instruction Sheet. Technical correction. | |
| Clause | | | |
| Amend Clause 11.01-1L Glengarry | Town Structure Plan updated | Reflects the new mapping extent with post-exhibition changes | |
| Amend Clause 02.04 | Amend the Strategic Framework Plan | Reflects the new mapping extent with post-exhibition changes | |
| Amend Clause 44.04 | Change reference from 44.03 to 44.04 | Correction | |

Summary of changes – Latrobe PSA

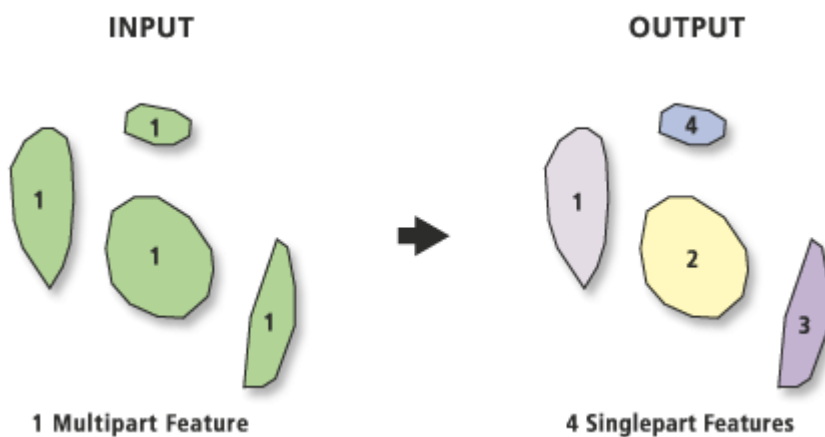
Updated 4/09/2023

RB WGCMA

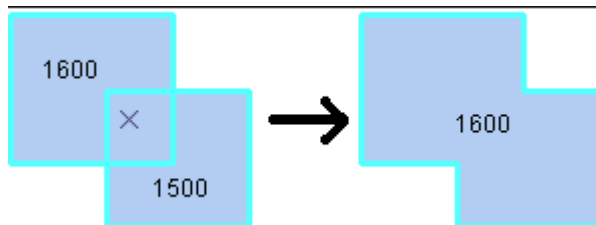
Terminology

The following is an explanation of some of the terminology used within the study conversion details.

Exploded: Exploding a multipart feature separates all of its component parts into single-part features.



Merged: Merge combines selected features of the same layer into one feature.



Filtered: Deleted from the overlay extents based on a criteria, in this case a depth criteria.

Converted: Where LSIO shapes were changed to FO and vice versa. This was done rather than deleting initially as there are usually lots of small areas of FO/LSIO that are isolated from the main respective overlays and converting cleans up these isolated patches without creating lots of little holes in the extent.

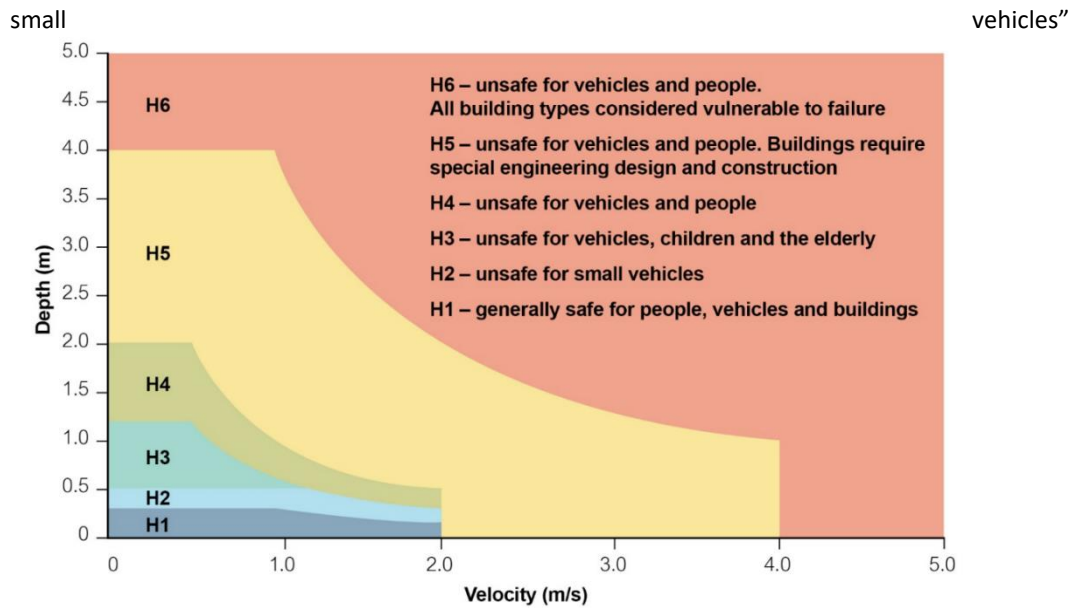
Summary

Below is summary of the process of converting the various flood study outputs into the FO and LSIO.

LSIO is filtered to exclude depths less than 0.05 metres and FO to exclude depths less than 0.3 metres. These thresholds were chosen for the following reasons:

- 0.05 metres was chosen as the minimum LSIO depth as this excludes really small depths of flooding that wouldn't provide a useful referral. Additionally, this depth is what is often used to filter "Rain on Grid" flood studies which help keeps things consistent.
- 0.3 metres was chosen as the minimum FO depth as this is the depth of flooding where the flood category changes from H1 "generally safe for people, vehicles and buildings" and H2 – "Unsafe for

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- The velocity threshold was ignored as it is rare for velocity to be the driver for hazard in West Gippsland and this also simplifies the process.

All areas of the LSIO that overlap with the FO are removed.

Filtered out/converted different amounts of area of LSIO and FO to simplify the depiction of the overlay. To avoid small/narrow overlays where another one is present. The following are the most common examples of this:

- Where depths were close to the 0.05 threshold there often are chaotic patches where LSIO may have small holes within or small patches of isolated LSIO.
- Where depths were close to the 0.3 threshold, there were chaotic patches where small patches of LSIO would be isolated and surrounded by FO and vice versa.
- Particularly with the Latrobe Flood Study you would have large areas of FO that would be surrounded by very thin LSIO around the edges.

Flood Study Specific lists of changes

The following are the steps taken to convert individual flood studies from results to overlays. The steps change marginally based on the size of the study and the resolution/grid-size/detail of these studies.

Upper Traralgon

1. LSIO filtered out depths less than 0.05 metres
2. FO Filtered out for depths less than 0.3 metres
3. LSIO merged
4. FO merged
5. Overlapping FO areas clipped out of LSIO
6. FO areas were selected where it was connected to the Upper Traralgon Creek itself. Areas not connected to the creek were converted to LSIO.
7. LSIO merged and exploded.
8. LSIO Areas less than 1000 metres were selected and converted to FO.
9. FO merged and exploded
10. Small areas deleted.
11. LSIO merged.

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12. FO merged.
13. Done

Traralgon Township

1. LSIO filtered out depths less than 0.05 metres
2. FO Filtered out for depths less than 0.3 metres
3. LSIO merged
4. FO merged
5. Overlapping FO areas clipped out of LSIO
6. FO Exploded
7. FO Areas less than 1000 m2 converted to LSIO
8. LSIO merged and exploded.
9. LSIO areas less than 1000 m2 converted to FO.
10. FO merged and exploded
11. FO areas less than 1000 m2 deleted.
12. LSIO merged.
13. FO Merged.
14. Done
15. Areas flooded due to stormwater rather than riverine have been manually removed/cropped based on water surface elevation results.

Latrobe Flood Study

1. LSIO filtered out depths less than 0.05 metres
2. FO Filtered out for depths less than 0.3 metres
3. LSIO merged
4. FO merged
5. Overlapping FO areas clipped out of LSIO
6. FO Exploded.
7. Areas of FO less than 10,000 m2 converted to LSIO
8. LSIO Merged and exploded.
9. LSIO less than 10000 m2 converted to FO
10. FO merged and exploded.
11. FO less than 10000 m2 deleted.
12. Areas that overlap with other studies have been clipped out.

~~Narracan Creek~~ (Narracan Section should not have been included in this report as no work has been done to it)

- ~~1. LSIO filtered out depths less than 0.05 metres~~
- ~~2. FO Filtered out for depths less than 0.3 metres~~
- ~~3. LSIO merged~~
- ~~4. FO merged and exploded~~
- ~~5. FO Area less than 10000 m2 converted to LSIO~~
- ~~6. Overlapping FO area subtracted from LSIO.~~
- ~~7. LSIO merged and exploded~~
- ~~8. Areas less than 1000 m2 converted to FO.~~
- ~~9. FO merged and exploded.~~
- ~~10. FO areas less than 10000 m2 deleted.~~
- ~~11. LSIO Merged.~~

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12. FO Merged.

~~Narracan Creek — Upstream of main model~~ (Removed and replaced with old)

- ~~1. LSIO filtered out depths less than 0.05 metres~~
- ~~2. FO Filtered out for depths less than 0.3 metres~~
- ~~3. FO merged and exploded~~
- ~~4. FO areas less than 1000 m2 converted to LSIO~~
- ~~5. Overlapping FO clipped out of LSIO~~
- ~~6. LSIO merged and exploded~~
- ~~7. LSIO areas less than 100 converted to FO~~
- ~~8. FO Merged and exploded~~
- ~~9. FO areas less than 1000 deleted.~~

Morwell North West 2016

- ~~1. LSIO filtered out depths less than 0.05 metres~~
- ~~2. FO Filtered out for depths less than 0.3 metres~~
- ~~3. FO merged and exploded~~
- ~~4. FO areas less than 10,000m2 converted to LSIO~~
- ~~5. FO overlapping areas clipped out of LSIO~~
- ~~6. LSIO areas less than 1000 converted to FO~~
- ~~7. LSIO merged~~
- ~~8. FO merged and exploded~~
- ~~9. FO areas less than 10,000 m2 deleted~~
- ~~10. FO merged.~~

1. FO and LSIO have been manually traced from Figure 7-3 of Morwell North-West DCP Drainage Report (WaterTech 2016)

Morwell North West 2017

1. LSIO filtered out depths less than 0.05 metres
2. FO Filtered out for depths less than 0.3 metres
3. FO merged and exploded
4. FO areas less than 10,000 m2 converted to LSIO (all of it in this case)
5. LSIO merged and exploded
6. LSIO areas less than 1000 deleted (as no FO)
7. Larger disconnected patches towards the west deleted. Areas were likely to prompt difficult discussions are were unlikely to provide valuable referrals.
8. LSIO merged.

~~Bennets Creek~~ (Removed and reverted back)

- ~~1. LSIO filtered out depths less than 0.05 metres~~
- ~~2. FO Filtered out for depths less than 0.3 metres~~
- ~~3. FO Merged and exploded~~
- ~~4. FO areas less than 10,000 m2 converted to LSIO~~
- ~~5. FO merged~~
- ~~6. Overlapping FO areas clipped out of LSIO~~
- ~~7. LSIO merged and exploded~~
- ~~8. LSIO areas less than 10,000 m2 converted to FO~~
- ~~9. FO merged and exploded~~
- ~~10. FO areas less than 10,000 m2 deleted~~

Flynn's (Removed)

- ~~1. LSIO filtered out depths less than 0.05 metres~~
- ~~2. FO Filtered out for depths less than 0.3 metres~~
- ~~3. FO Merged and exploded~~
- ~~4. FO areas less than 1000 m2 converted to LSIO~~
- ~~5. FO Merge~~
- ~~6. Overlapping FO areas clipped out of LSIO~~
- ~~7. LSIO merged and exploded~~
- ~~8. LSIO areas less than 1000 m2 converted to FO~~
- ~~9. LSIO areas merged~~
- ~~10. FO areas merged and exploded~~
- ~~11. FO areas less than 1000 m2 deleted~~
- ~~12. FO merged.~~

Tyers River

1. LSIO filtered out depths less than 0.05 metres
2. FO Filtered out for depths less than 0.3 metres
3. FO Merged and exploded
4. FO areas less than 10,000 m2 converted to LSIO
5. FO merged
6. LSIO merged
7. Overlapping FO areas clipped out of the LSIO
8. LSIO areas less than 1,000 m2 converted to FO
9. LSIO merged
10. FO merged and exploded
11. FO areas less than 10,000 m2 deleted
12. FO merged

Rintouls

1. LSIO filtered out depths less than 0.05 metres
2. FO Filtered out for depths less than 0.3 metres
3. FO Merged and exploded
4. FO areas less than 10,000 m2 converted LSIO
5. FO merged
6. LSIO merged and exploded
7. LSIO areas less than 1,000 m2 converted to FO
8. FO merged and exploded
9. FO areas less than 10,000 m2 deleted
10. FO merged

Glengarry

1. LSIO filtered out depths less than 0.05 metres
2. FO Filtered out for depths less than 0.3 metres
3. FO and LSIO Merged
4. FO and LSIO clipped to Latrobe City boundary
5. FO merged and exploded
6. FO areas less than 10,000 m2 converted to LSIO

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7. FO merged
8. LSIO merged and exploded
9. LSIO areas less than 1000 m2 converted to FO
10. FO merged

~~Unnamed — East (Removed)~~

- ~~1. LSIO filtered out depths less than 0.05 metres~~
- ~~2. FO Filtered out for depths less than 0.3 metres~~
- ~~3. LSIO and FO merged~~
- ~~4. LSIO and FO clipped to LGA boundary~~
- ~~5. FO merged and exploded~~
- ~~6. FO areas less than 10,000 m2 converted to LSIO (all of it)~~
- ~~7. LSIO merged and exploded~~
- ~~8. LSIO areas less than 1,000 m2 deleted~~
- ~~9. LSIO merged.~~

~~Unnamed — West (Removed)~~

- ~~1. LSIO filtered out depths less than 0.05 metres~~
- ~~2. FO Filtered out for depths less than 0.3 metres~~
- ~~3. LSIO and FO merged~~
- ~~4. LSIO and FO clipped to LGA boundary~~
- ~~5. FO merged and exploded~~
- ~~6. FO areas less than 10,000 m2 converted to LSIO~~
- ~~7. FO merged, LSIO merged~~
- ~~8. Overlapping FO areas clipped out of LSIO~~
- ~~9. LSIO areas less than 1000 m2 converted to FO~~
- ~~10. LSIO merged~~
- ~~11. FO merged and exploded~~
- ~~12. FO areas less than 10,000 m2 deleted~~
- ~~13. FO merged~~

[REDACTED]

EXTERNAL EMAIL: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi [REDACTED]

If the changes are transformational then we would need Council to re-submit. Going off what I know about the amendment and the meeting I attended, I assume that the changes are not transformational and therefore it is the 10 days notification to the prescribed Ministers before then being re-exhibited. That said, Council need to make the call on if its transformational or not and follow the prescribed process from there. I hope that helps.

Kindest,

[REDACTED]
Regional Planning Services Gippsland
Department of Transport and Planning

574 Main Street, Bairnsdale VIC 3875
+61385083273

[REDACTED]

dtp.vic.gov.au



I acknowledge the Traditional Aboriginal Owners of Country throughout Victoria and pay my respect to Elders past, present and emerging and to the ongoing living culture of Aboriginal people.

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[REDACTED]

Sent: Friday, 1 September 2023 11:56 AM

[REDACTED]

Subject: Amendment C131 (Flood Overlays Update)

Hi [REDACTED]

I am preparing the council report for Amendment C131 (Flood Overlays Update) and the recommendations from the peer review. I think we will be seek to re-exhibit the amendment, and just wanted to check that whether Latrobe City Council needed to re-submit the amendment for authorisation or whether it would just be the 10 days notification to the prescribed ministers before going out for exhibition again?

Regards,

[REDACTED]

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



Latrobe City Council operates on the traditional land of the **Brayakaulung people** of the **Gunaikurnai nation**.



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Amendments to Glengarry Eaglehawk Flood Study (2021)

June 2024



Document Details

Project name Amendment to Glengarry Eaglehawk Flood Study 2021

Author RB

Date last modified 20/06/2024

1. Introduction

During the public consultation for planning scheme amendment C131 multiple landowners in Glengarry raised concerns around the extent of flooding estimated by the Glengarry Eaglehawk Flood Study 2021.

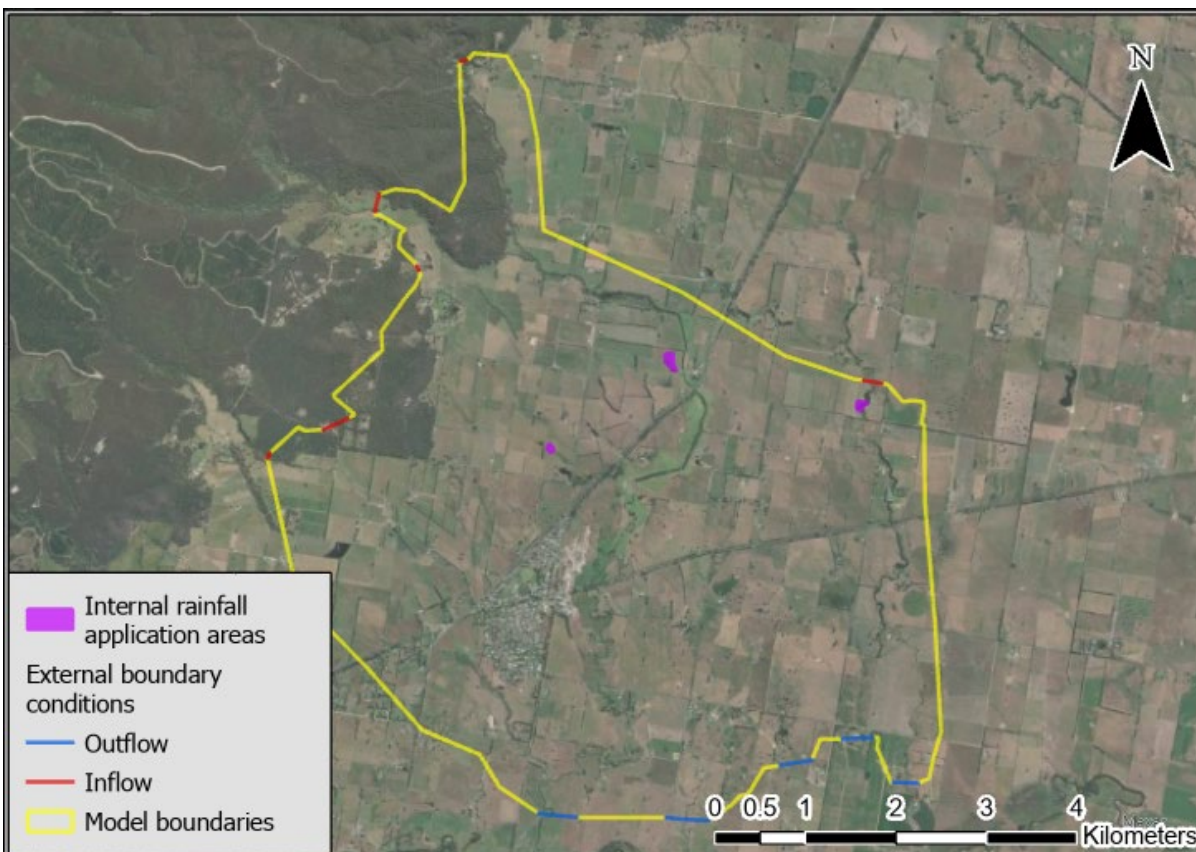
From these concerns, West Gippsland Catchment Management Authority conducted a review of the modelling of Glengarry and found that there was an issue with how the internal rainfall flows had been modelled in the hydraulic model.

The West Gippsland Catchment Management Authority then changed the technique used to model the rainfall and re-ran the model.

2. Initial model issue

The initial model used two different methods for representing rainfall within the catchment. These were:

- External boundary lines (shown in red).
- Internal rainfall polygons (shown in purple).



The issues with this method are discussed below.

2.1. Distribution of rainfall

The flow generated from rainfall falling within the hydraulic model boundaries were applied using TUFLOW's 2D Source over Area polygons.

The amount of Source of Area polygons used within the initial model were too few for the area they were representing. The rainfall generated within the hydraulic model area was being concentrated to only 4 small areas of the model. This in combination with the poor positioning of the Source of Area polygons (discussed below) resulted in flooding being overestimated in some areas and underestimated in others.

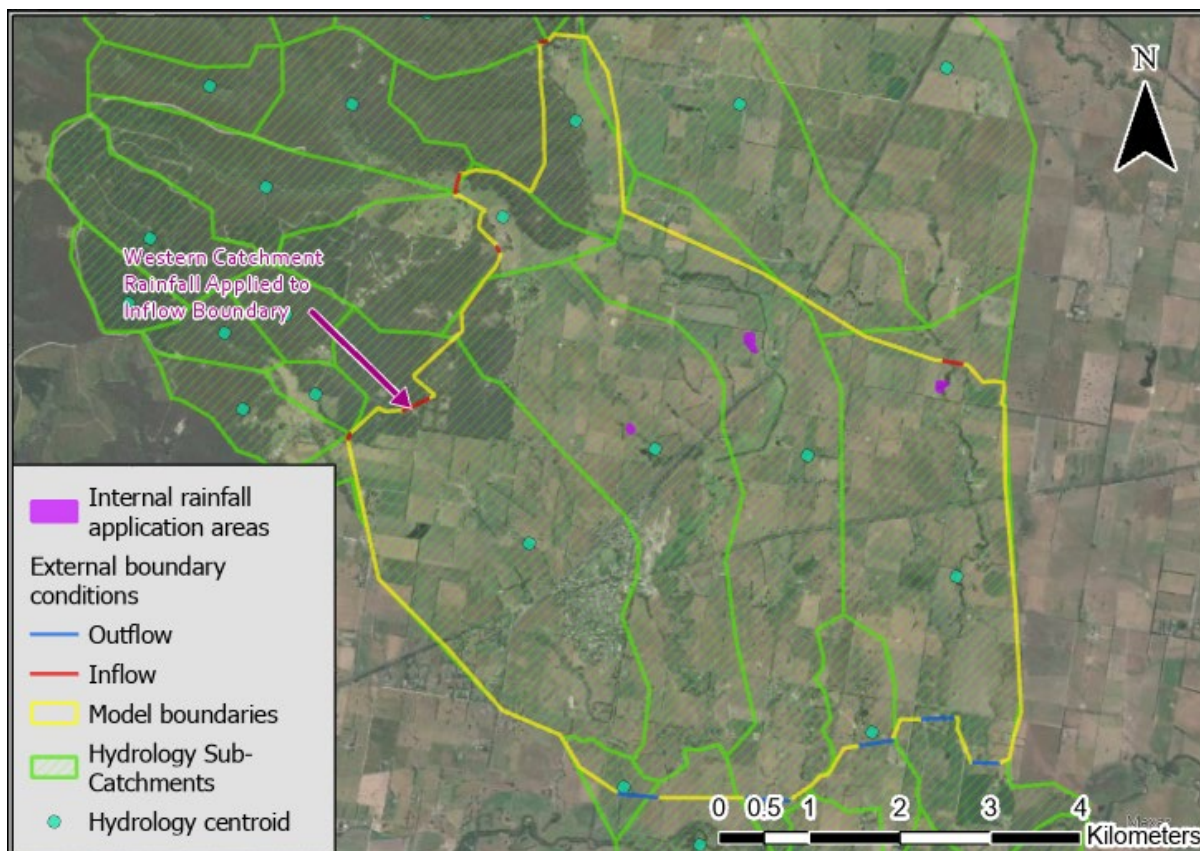
The rainfall needed to be better distributed, either by:

- Dividing the sub-catchment further, each with their own application area.
- Or, using rain on grid to apply the rainfall evenly across the entire model boundary (which is the method this amendment used).

2.2. Position of rainfall application areas

The internal rainfall Source over Area polygons were positioned too far up the sub-catchments. This overestimated the flood extent in the higher catchment due to a higher volume of water being present at top of the catchment.

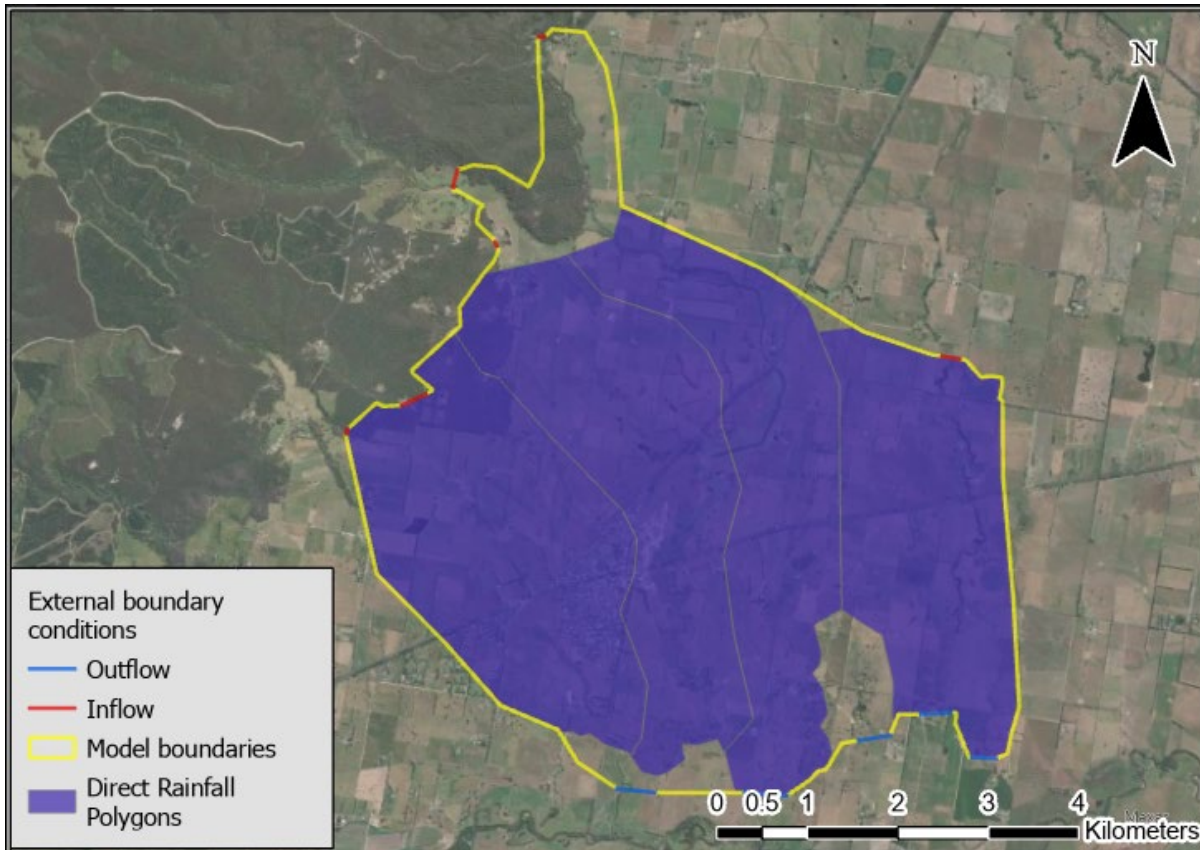
A better practice would have been to position the rainfall application areas closer to the centroid of the sub-catchments, as this is how the hydrology model calculated the flow.



3. Changes to the model

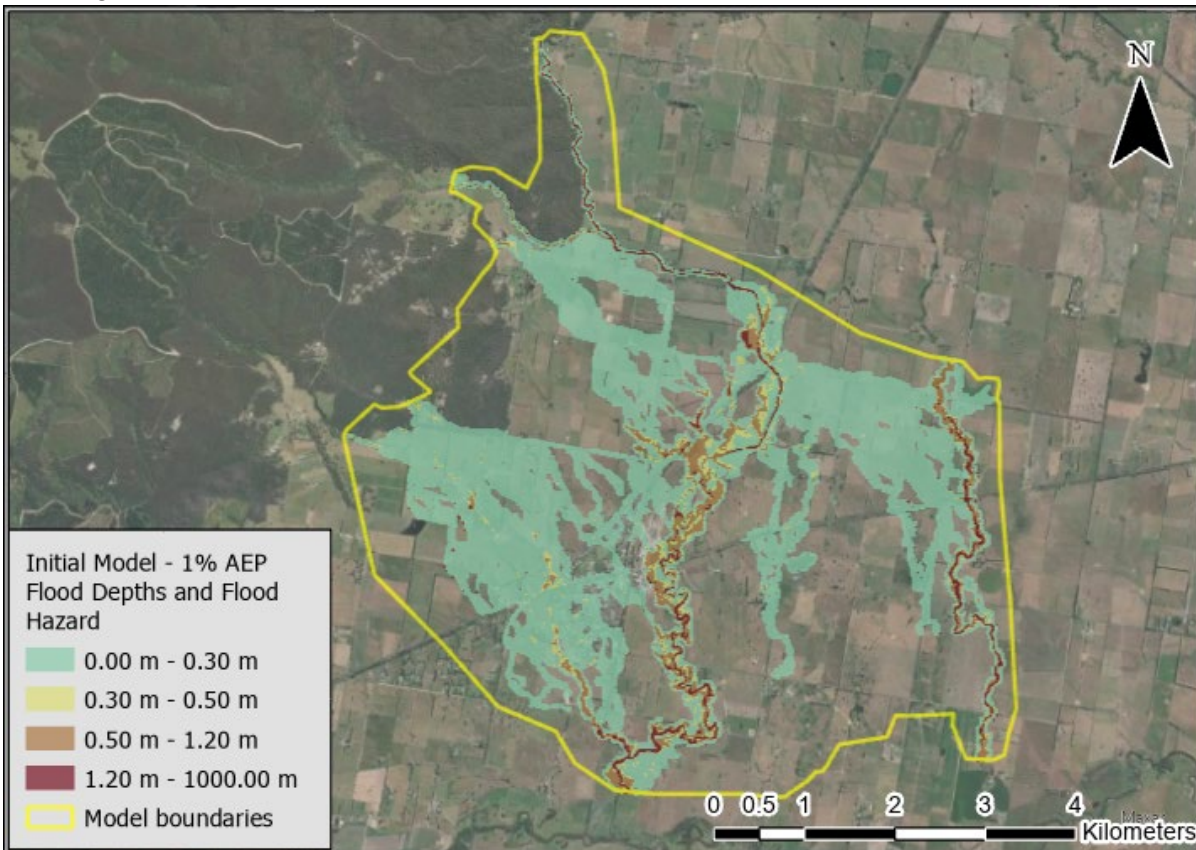
The internal rainfall application areas were replaced by Direct Rainfall polygons. This feature applies rainfall depths directly to each 2 metre by 2 metre cell in the hydraulic model grid. This is closer to how rainfall works in real life.

The external inflows shown in red below were kept as there were issues with these.

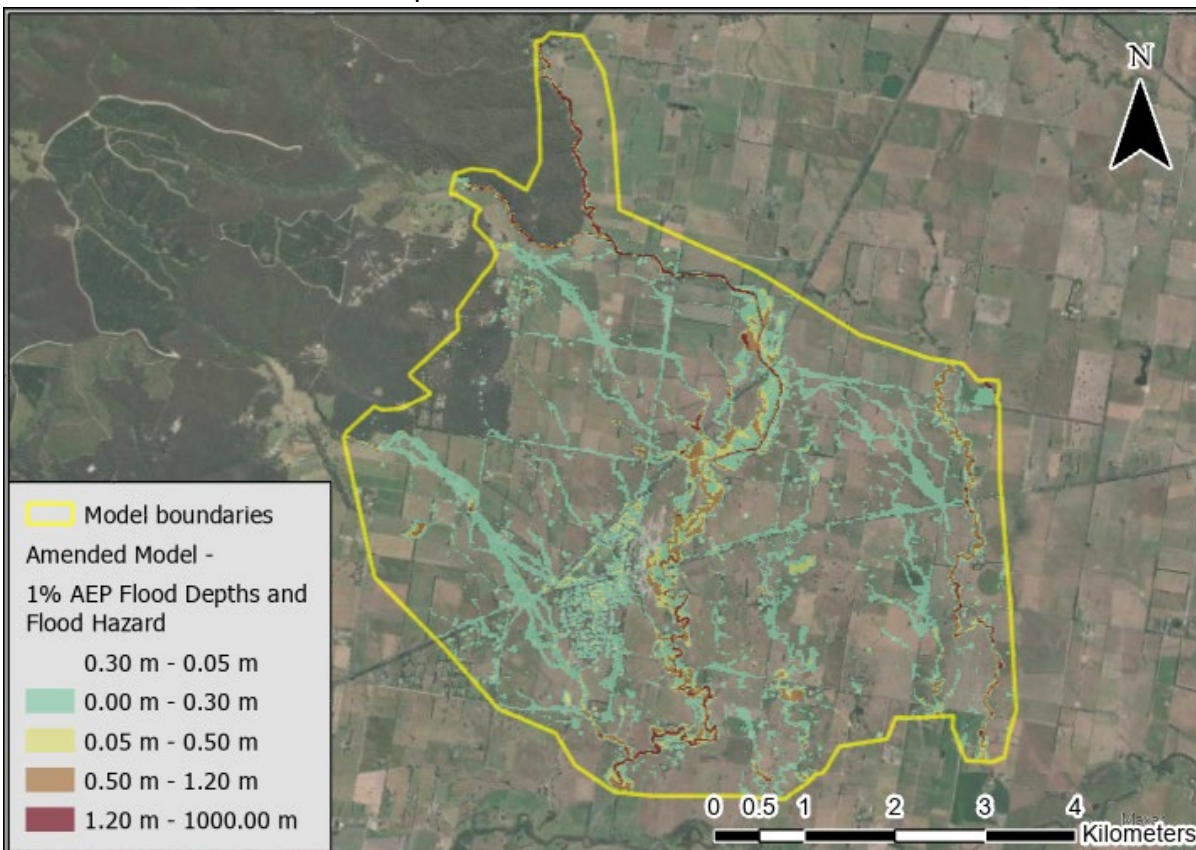


4. Results

The original 1% AEP flood depth results are shown below:



The amended 1% AEP flood depth results are shown below:



The amended results are generally less extensive and more flow paths active.

5. References

Ball, J., Babister, M., Nathan, R., Weeks, W., Weinmann, E., Retallick, M., . . . (Editors). (2016). *Australian Rainfall and Runoff: A Guide to Flood Estimation*. Commonwealth of Australia: Engineers Australia. Retrieved 2018, from <http://book.arr.org.au.s3-website-ap-southeast-2.amazonaws.com/>

DELWP. (2016). *Victorian Floodplain Management Strategy*. Victoria: The State of Victoria Department of Environment, Land, Water and Planning.

WGCMA. (2013, February). *Flood Guidelines: Guideines for development in flood prone areas*. Victoria: West Gippsland Catchment Management Authority.

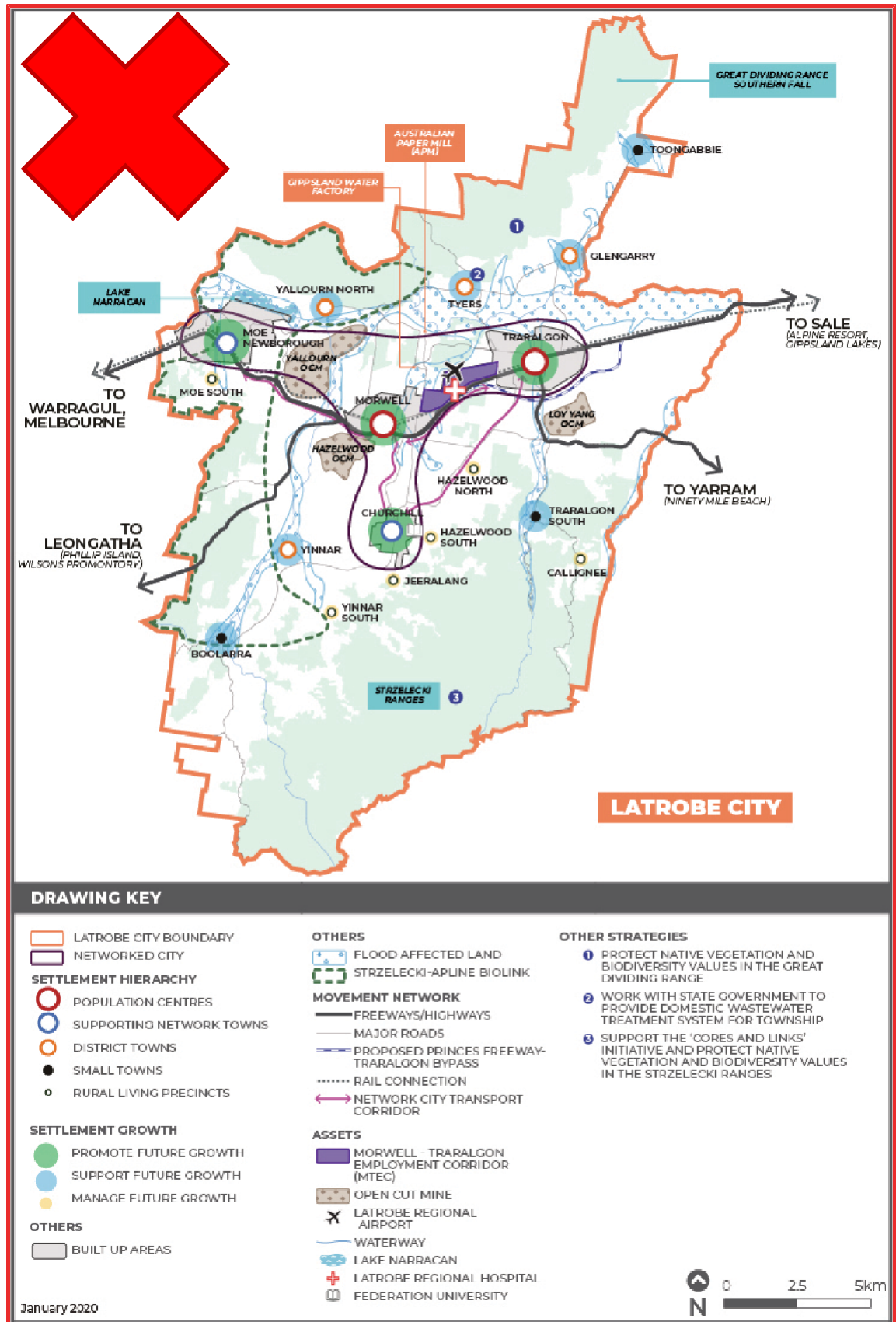
System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY

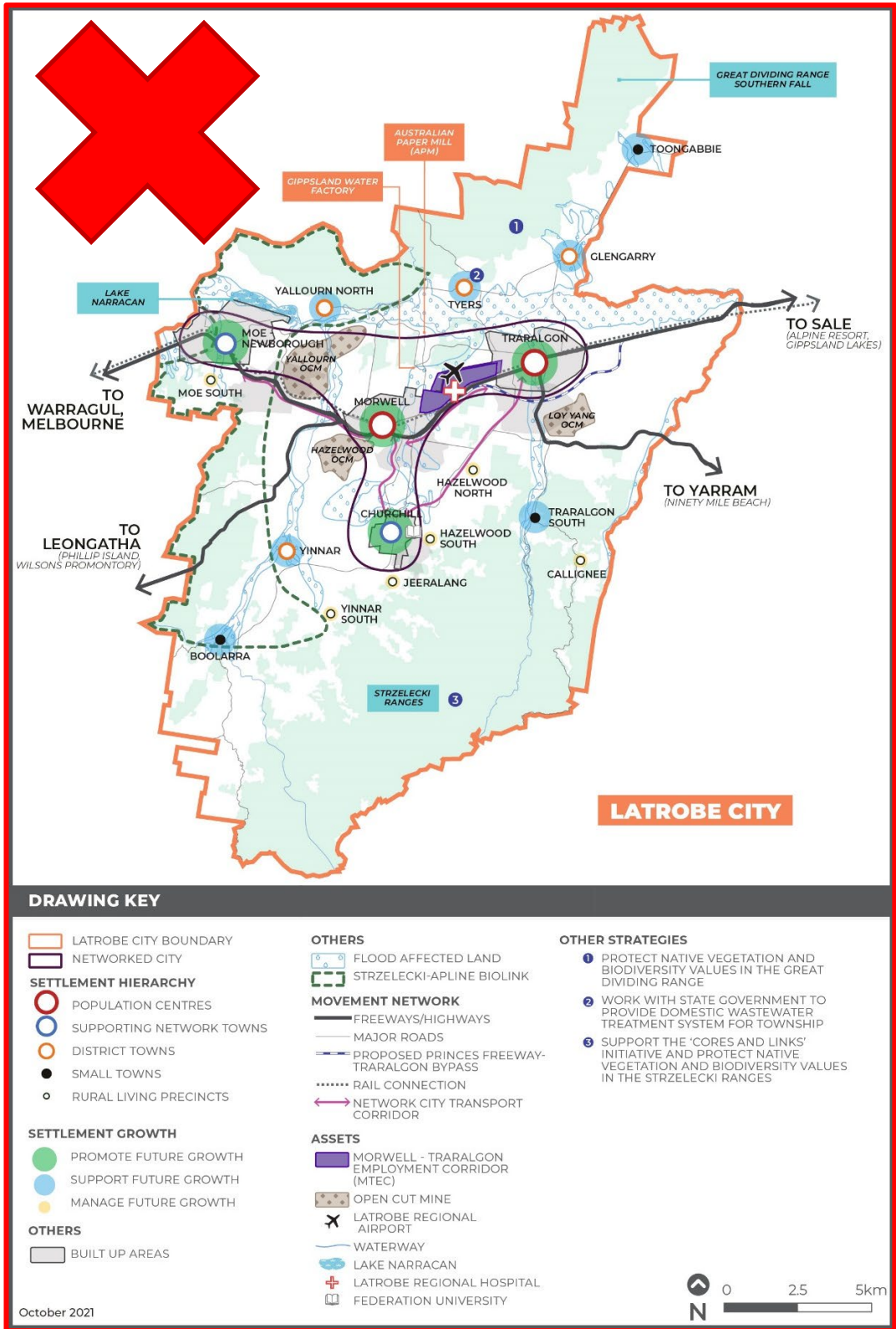
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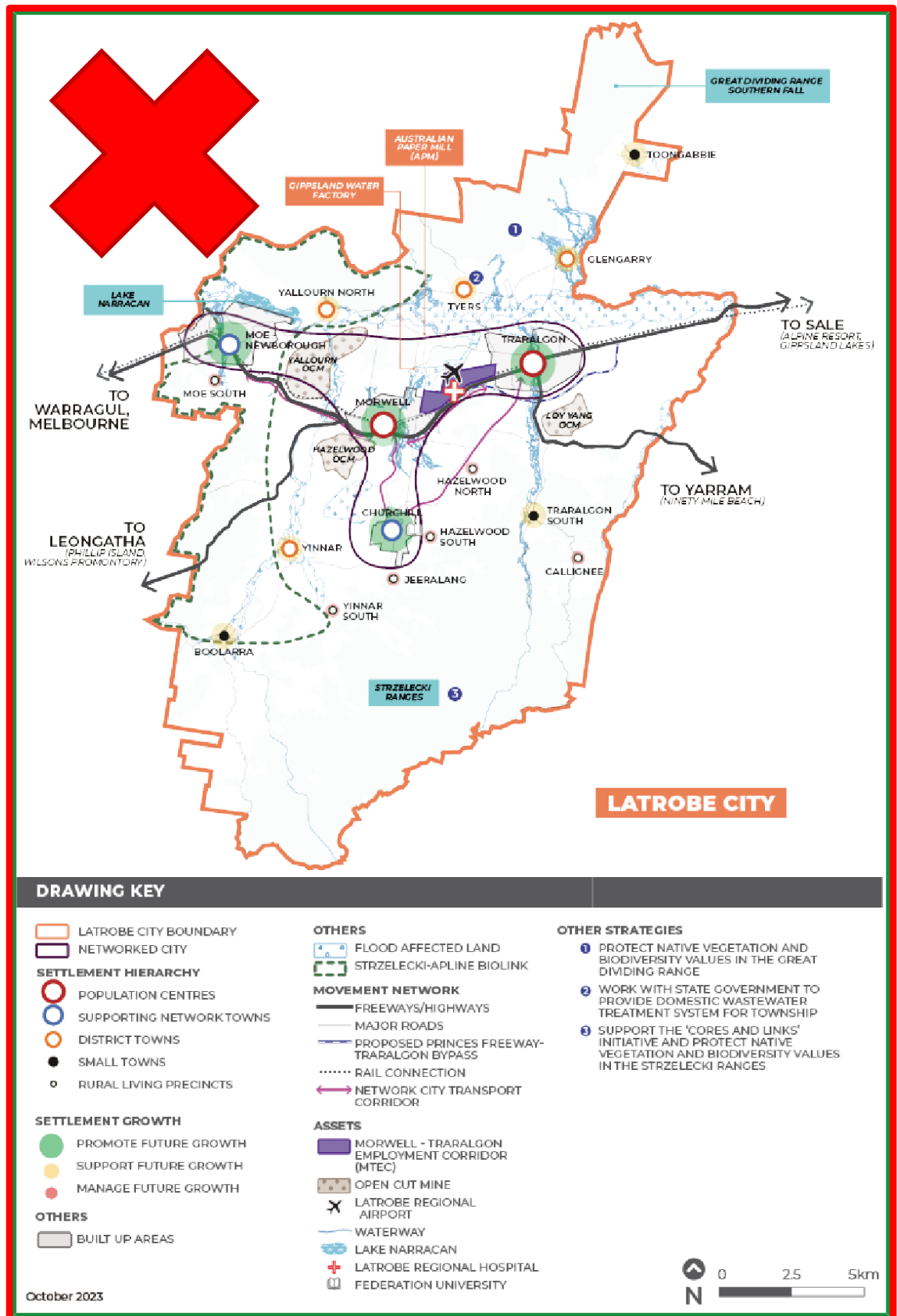
STRATEGIC FRAMEWORK PLANS

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

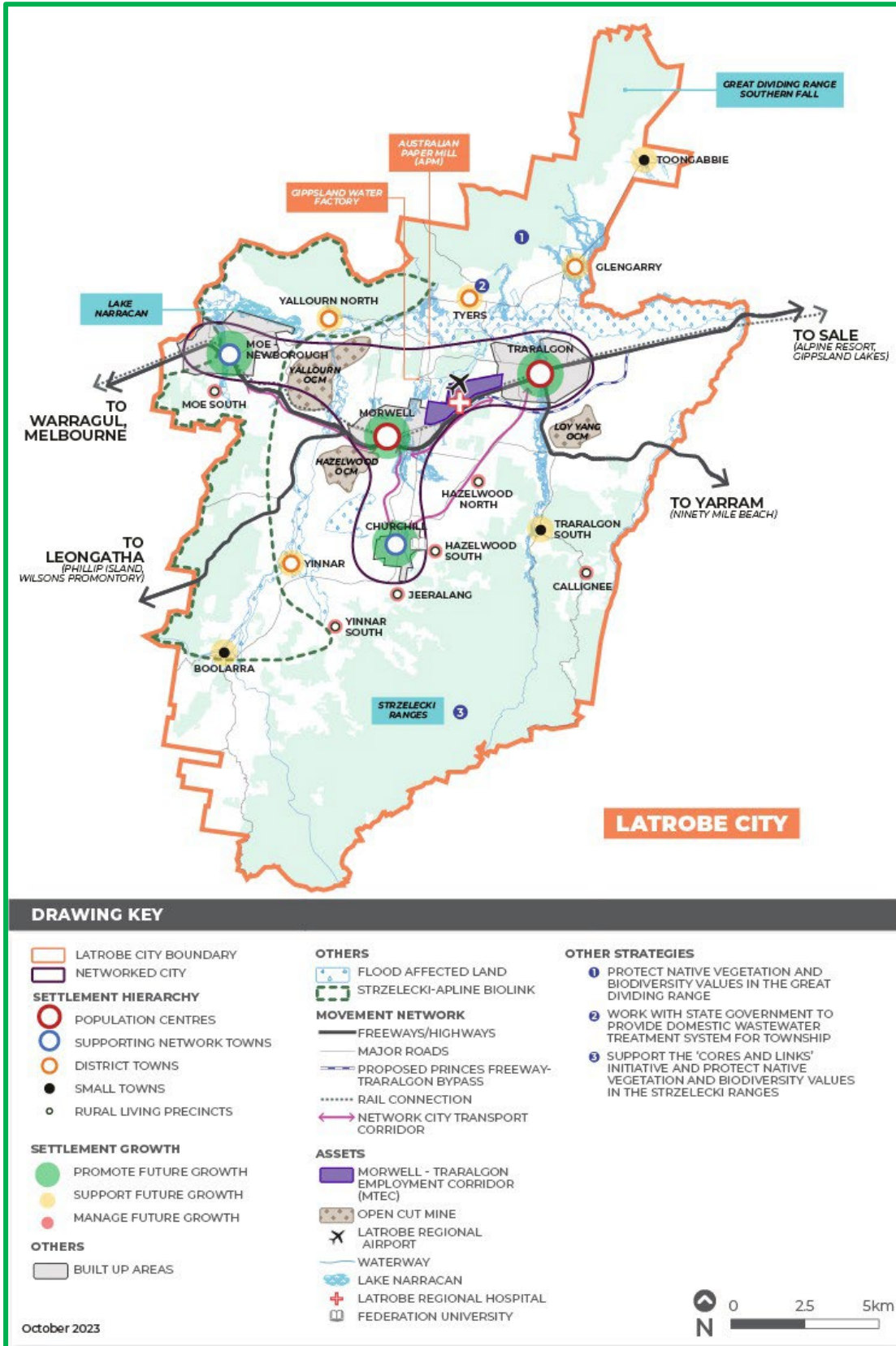
Strategic framework plan



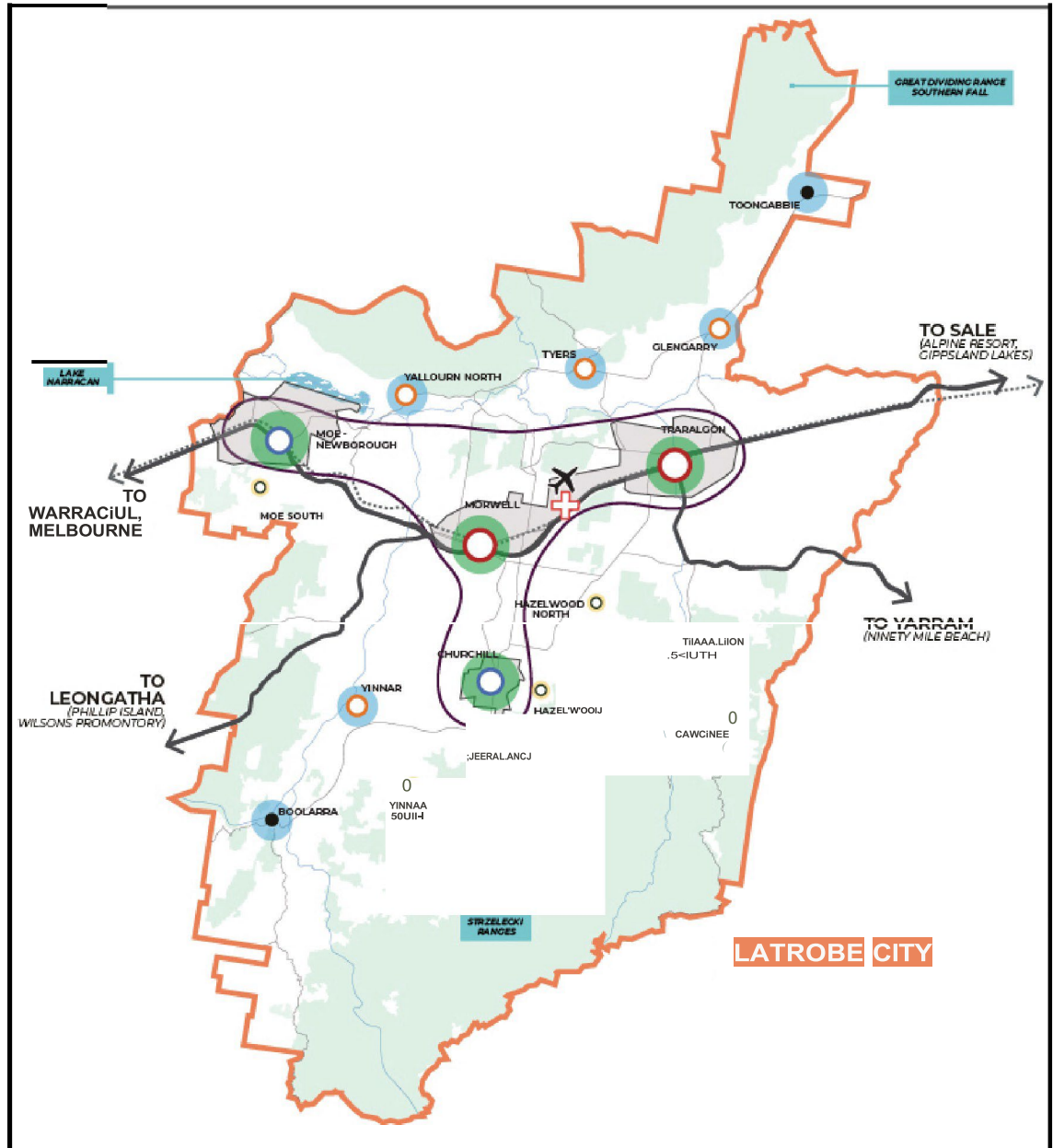




Strategic framework plan



Settlement plan



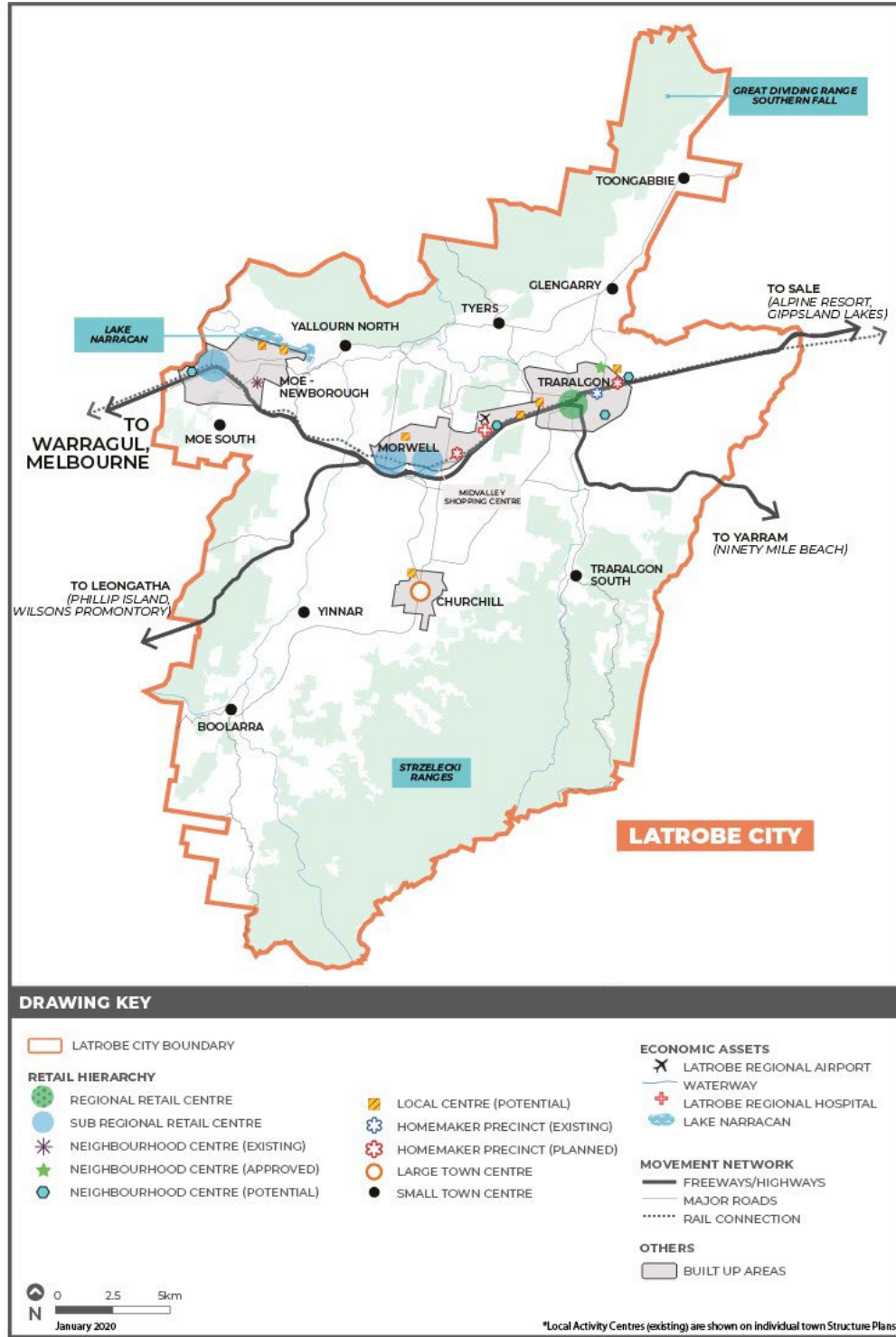
DRAWING KEY

| | | |
|---|--|---|
| <p>LATROBE CITY BOUNDARY</p> <p>NETWORKED CITY</p> <p>SETTLEMENT HIERARCHY</p> <ul style="list-style-type: none"> O POPULATION CENTRE O SUPPORTING NETWORK TOWNS O DISTRICT TOWNS • SMALL TOWNS ○ RURAL LIVING PRECINCTS | <p>SETTLEMENT CROWTH</p> <ul style="list-style-type: none"> • PROMOTE FUTURE GROWTH • SUPPORT FUTURE GROWTH • MANAGE FUTURE GROWTH <p>OTHERS</p> <p>BUILT UP AREAS</p> | <p>ECONOMIC ASSETS</p> <ul style="list-style-type: none"> ✈ LATROBE REGIONAL AIRPORT — WATERWAY e LAKENARRACAN + LATROBE REGIONAL HOSPITAL <p>MOVEMENT NETWORK</p> <ul style="list-style-type: none"> — FREEWAYS/HIGHWAYS — MAJOR ROADS ⋯ RAIL CONNECTION |
|---|--|---|

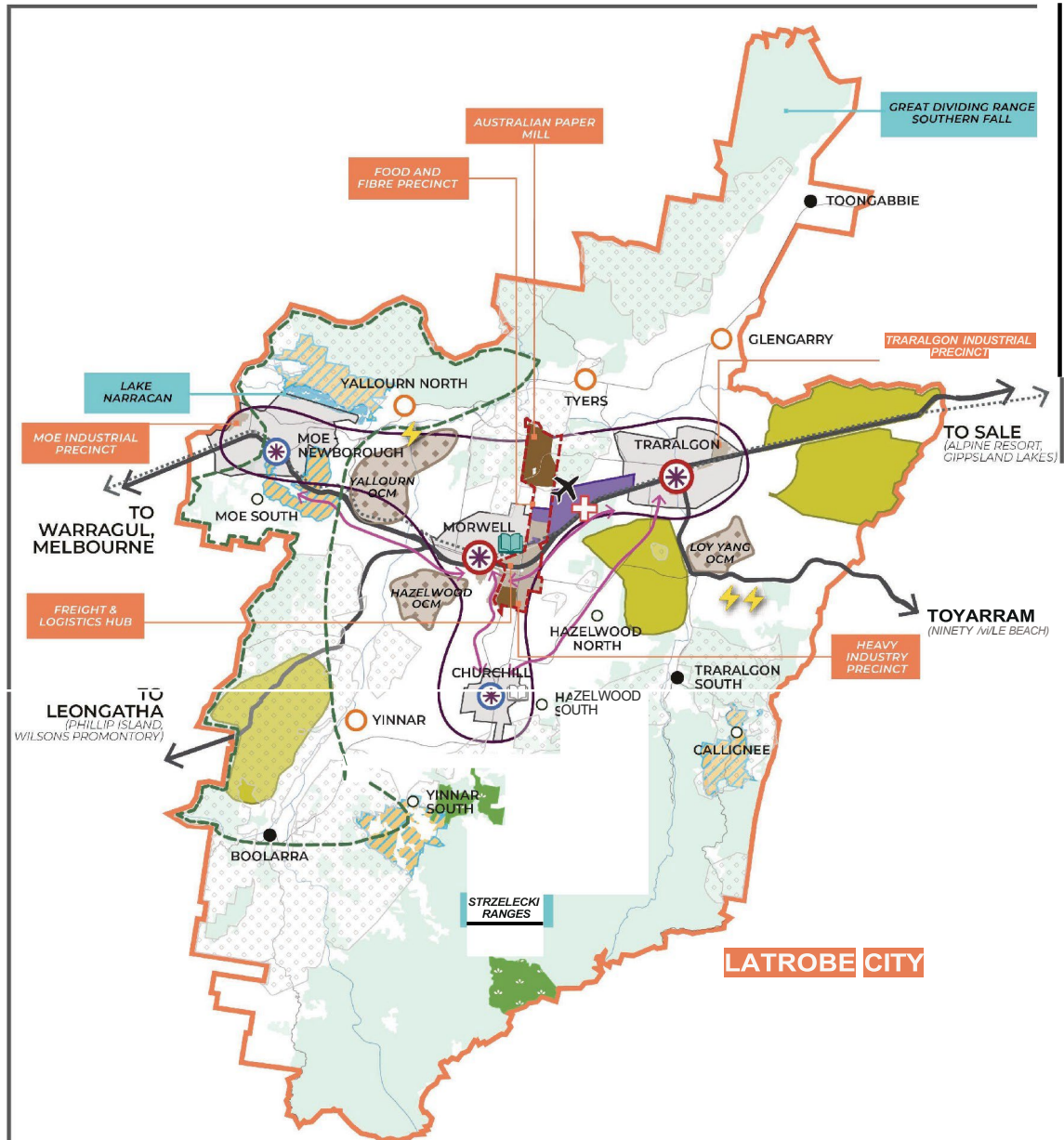
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Retail Hierarchy plan



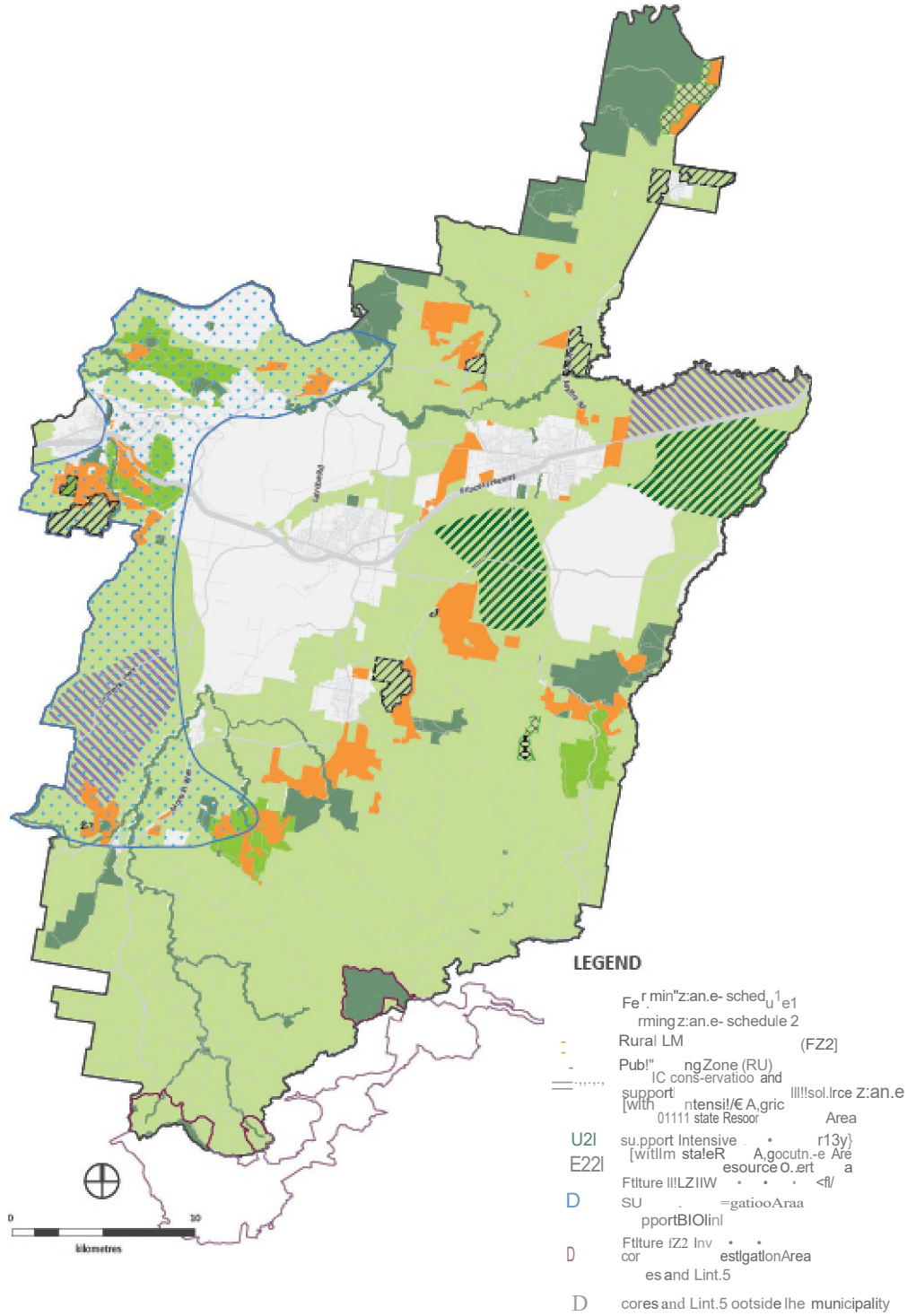
Economic strategy plan



DRAWING KEY

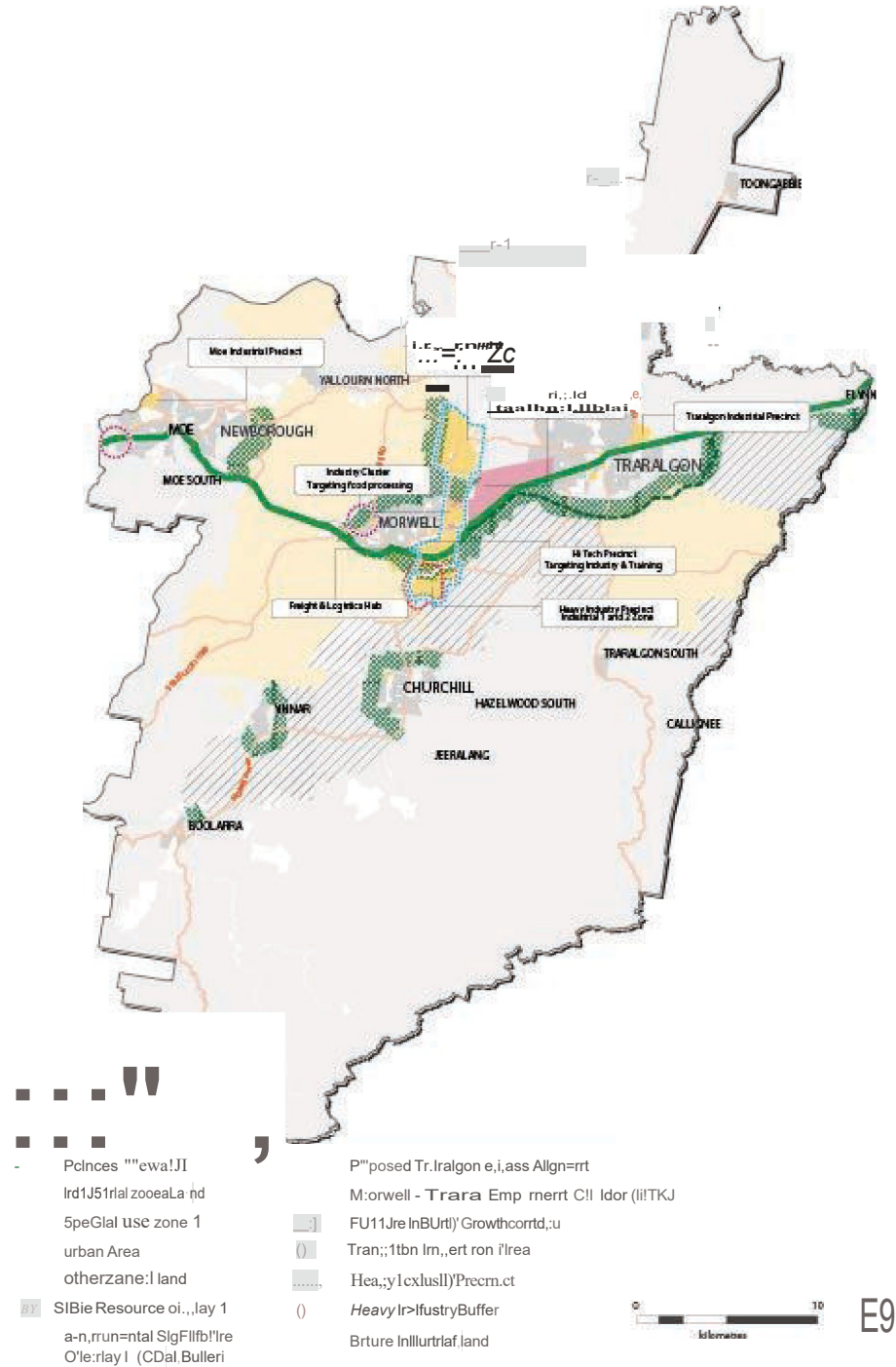
| | | | | | |
|-----------------------------|--------------------------|--|--|--|---|
| | LATROBE CITY BOUNDARY | | ECONOMIC ASSETS | | ECONOMIC OPPORTUNITY |
| | NETWORKED CITY | | MORWELL - TRARALGON EMPLOYMENT CORRIDOR (MTEC) | | FEDERATION UNIVERSITY HI -TECH PRECINCT |
| SETTLEMENT HIERARCHY | | | MORWELL - MARWALE INDUSTRY GROWTH CORRIDOR | | SUPPORT RURAL TOURISM |
| | POPULATION CENTRE | | INDUSTRIAL 1 PRECINCTS | | STRZELECKI-ALPINE BIOLINK |
| | SUPPORTING NETWORK TOWNS | | INDUSTRIAL 2 PRECINCTS | | INTENSIVE AGRICULTURE PRECINCTS |
| | DISTRICT TOWNS | | OPEN CUT MINE | | FREEWAYS/HIGHWAYS |
| | SMALL TOWNS | | EXTRACTIVE INDUSTRY INTEREST AREA | | MAJOR ROADS |
| | RURAL LIVING PRECINCTS | | POWER STATION | | RAIL CONNECTION |
| OTHERS | | | STATE FOREST | | NETWORK CITY TRANSPORT CORRIDORS |
| | BUILT UP AREAS | | NATIONAL PARK | | |
| | | | LATROBE REGIONAL HOSPITAL | | |
| | | | LATROBE REGIONAL AIRPORT | | |
| | | | LAKE NARRACAN | | |
| | | | PRIMARY ACTIVITY CENTRE | | |
| January 2020 | | | | | MOVEMENT NETWORK |
| | | | | | 0 2.5 5km |
| | | | | | |

Rural framework plan

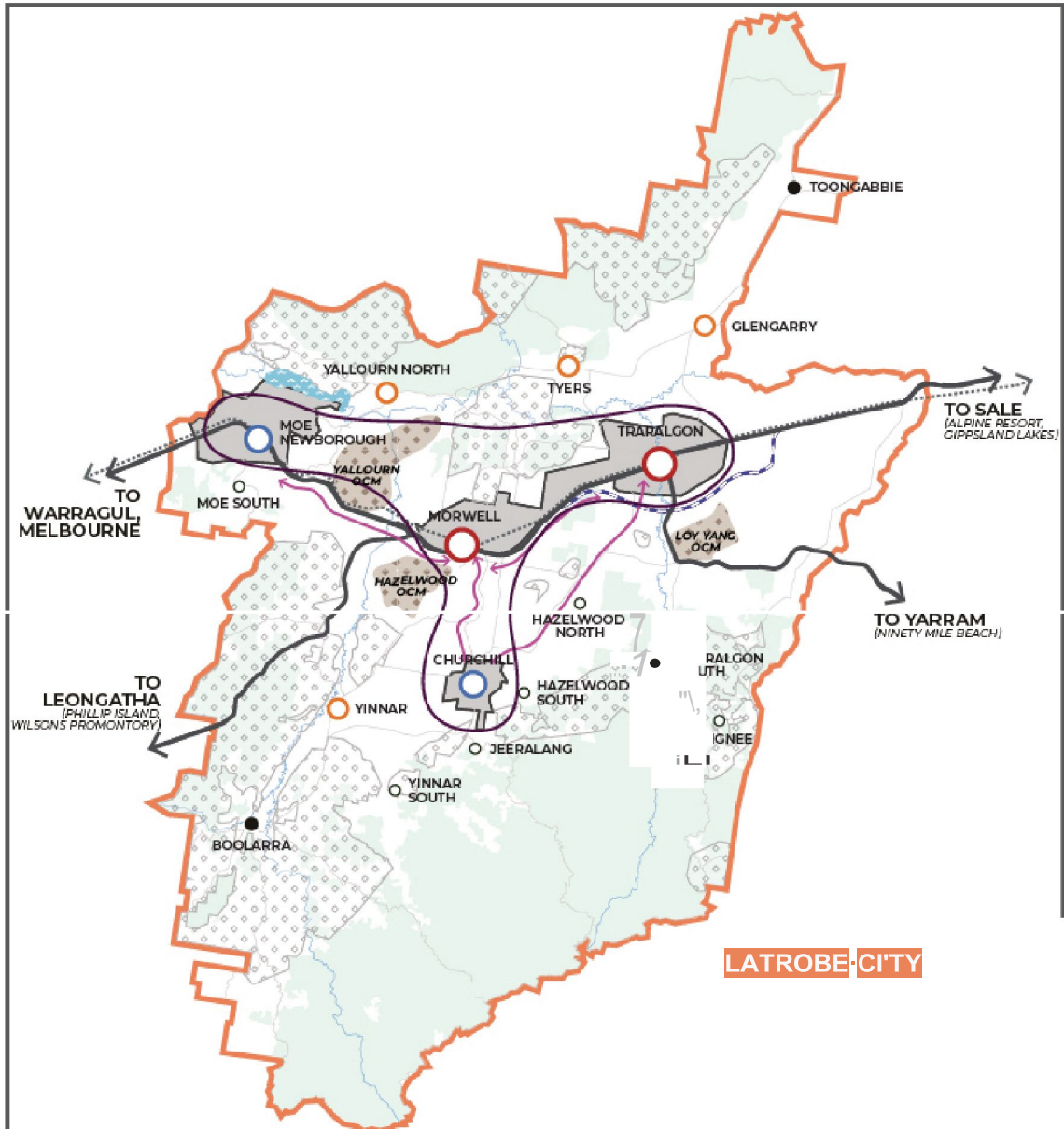


Industrial framework plan

INUUSR,IA | fIRAM:EWOR,KP,LAN



Extractive industries framework plan



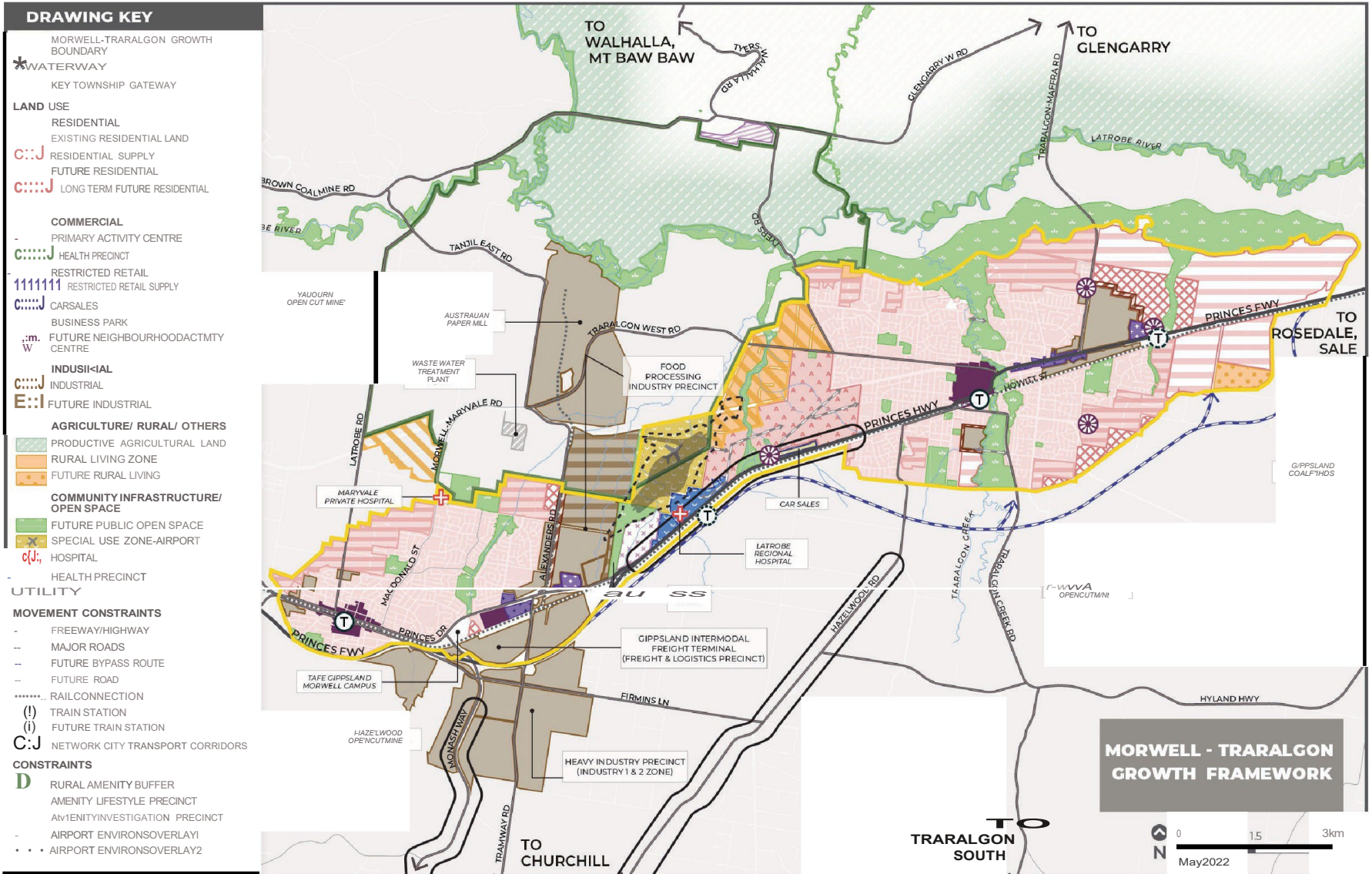
LATROBE CITY

DRAWING KEY

- | | |
|-----------------------------------|-----------------------------------|
| LATROBE CITY BOUNDARY | MOVEMENT NETWORK |
| NETWORKED CITY | - FREEWAYS/HIGHWAYS |
| SETTLEMENT HIERARCHY | - MAJOR ROADS |
| POPULATION CENTRE | - KEVLOCALROADS |
| SUPPORTING NETWORK TOWNS | - PROPOSED HIGHWAY BYPASS ROUTE |
| DISTRICT TOWNS | - NETWORK CITY TRANSPORT CORRIDOR |
| • SMALL TOWNS | RAIL CONNECTION |
| o RURAL LIVING PRECINCTS | OTHERS |
| ECONOMIC ASSETS | BUILT UP AREA |
| EXTRACTIVE INDUSTRY INTEREST AREA | |
| -- WATERWAY | |
| ... LAKE NARRACAN | |
| • OPEN CLIT MINE | |



January 2020



**System Note: The following ordinance will be modified in Clause:11 SETTLEMENT,
Sub-Clause:11.01 VICTORIA**

11.01-1L

C131latr

Glengarry

Policy application

This policy applies to land within the Glengarry Town Structure Plan (GTSP) in this clause.

Strategies

Support Glengarry's role as a dormitory suburb of Traralgon.

Encourage development in GTSP Areas 1, 2, 3 and 4 that is sensitive to the Eaglehawk Creek environment and floodplains.

Encourage low density residential development in GTSP Area 5.

Encourage development of large allotments within existing residential areas GTSP Area 6.

Protect public open space areas including the Gippsland Rail Trail (GTSP Areas 8 & 9).

Policy documents

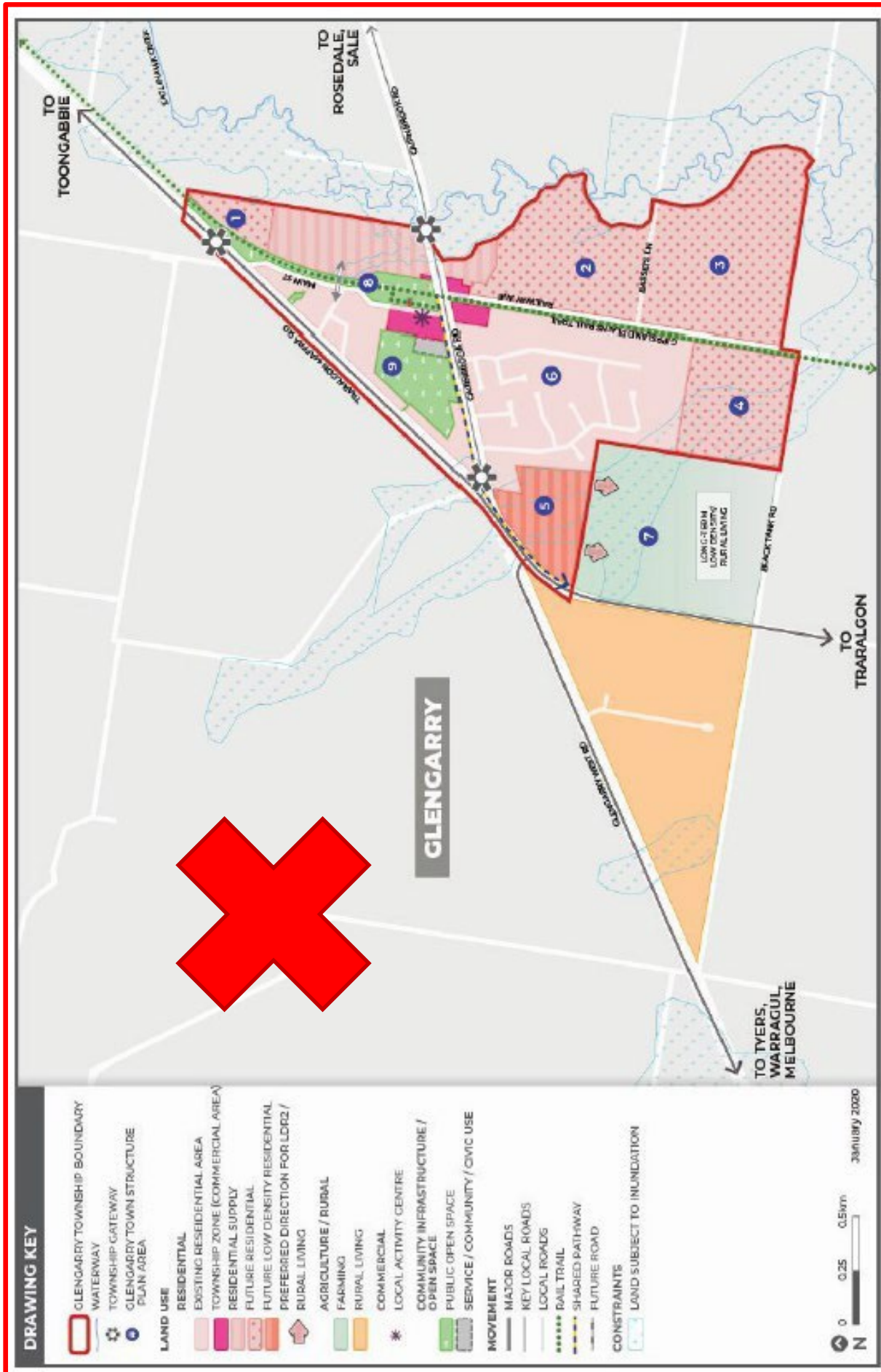
Consider as relevant:

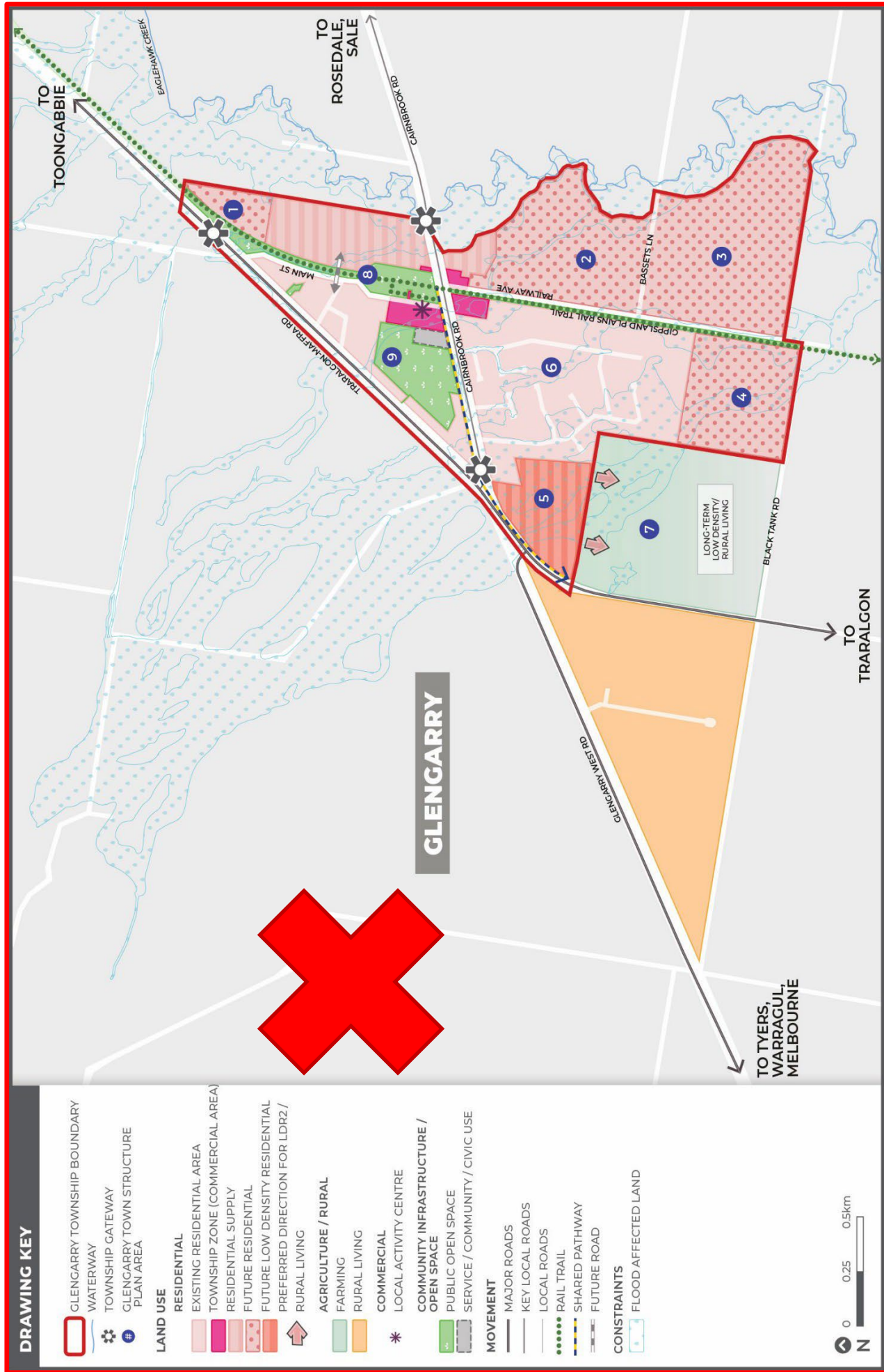
- *Small Town Structure Plans: Boolarra, Glengarry & Tyers* (NBA Group Pty Ltd, 2009)
- *Traralgon Growth Area Framework* (Hansen Partnership, 2013)

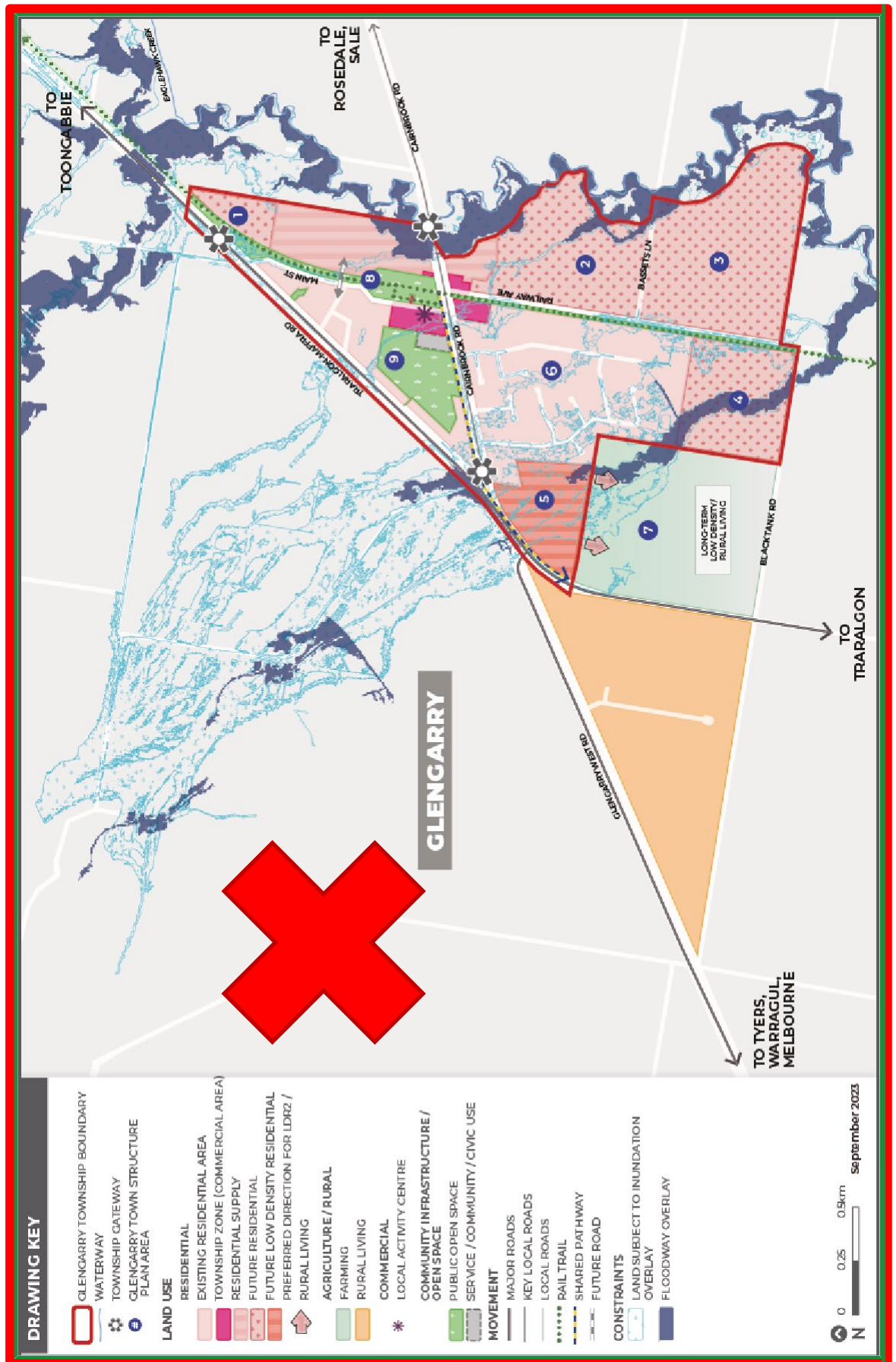
~~Glengarry Town Structure Plan (GTSP)~~

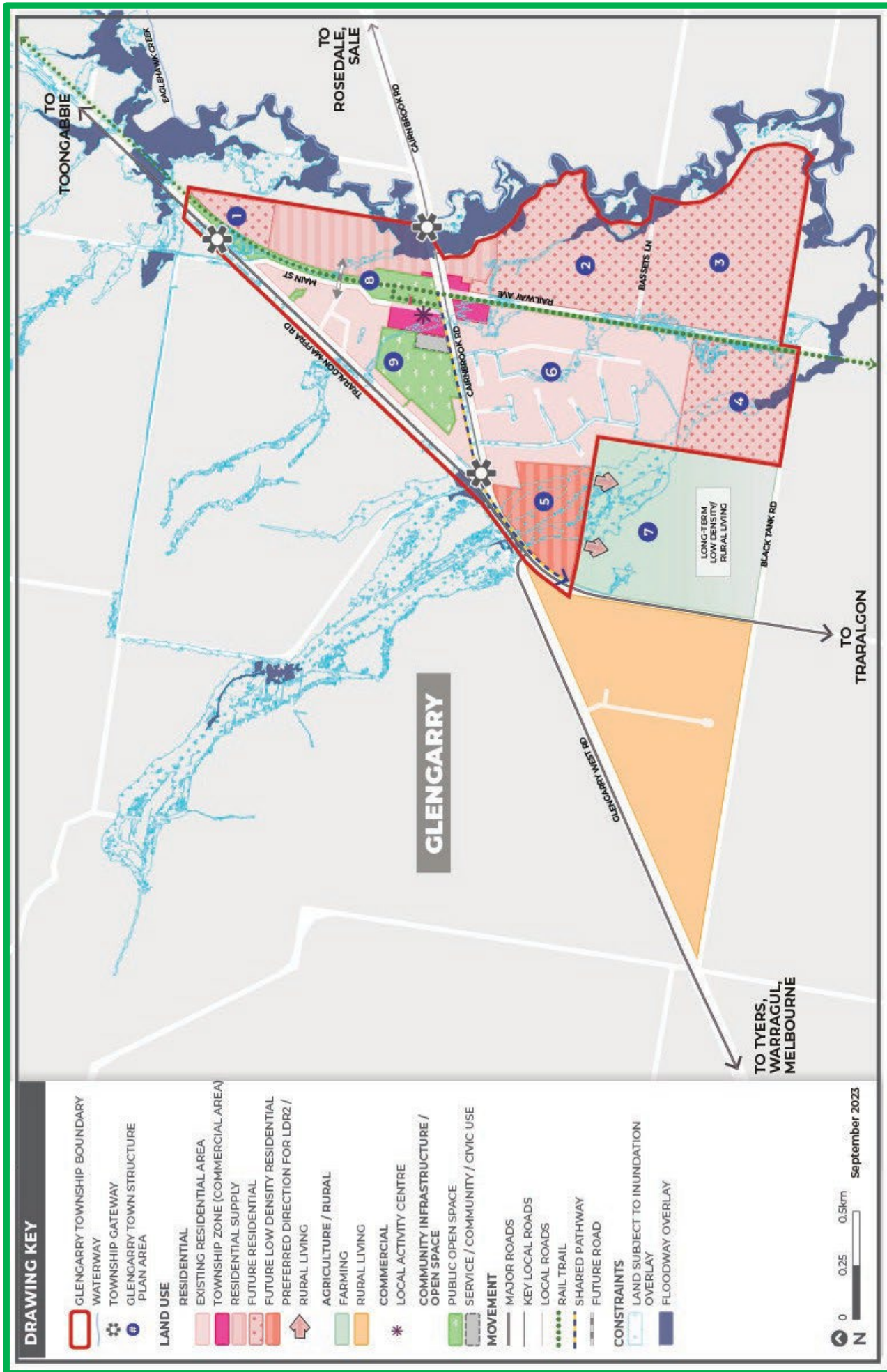


Glengarry Town Structure Plan (GTSP)









System Note: The following ordinance will be modified in Sub-Clause:44.04 LAND SUBJECT TO INUNDATION OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

4.0

C131latr

Application requirements

The following application requirements apply to an application for a permit under Clause ~~44.034~~, in addition to those specified in Clause ~~44.034~~ and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Written advice from the relevant floodplain management authority which assesses the viability of the proposed development and specifies the Nominal Flood Protection Level as appropriate.
- A plan, drawn to scale, which shows:
 - A location plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works.
 - Elevation plans showing the natural ground level, finished ground level and the floor levels of any proposed buildings in relation to Australian Height Datum, taken by or under direction of a licensed surveyor where requested by the responsible authority or relevant floodplain management authority.
 - For inland waterways, the 1 per cent AEP flood level as specified in written advice by the relevant floodplain management authority.
 - Any additional information required and requested in writing by the relevant floodplain management authority.

System Note: The following ordinance will be modified in Sub-Clause:72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?, Schedule:SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0

C131latr

Maps comprising part of this planning scheme:

- 1, 1BMO
- 2, 2LSIO-FO; 2BMO
- 3, 3BMO
- 4, ~~4LSIO-FO~~, 4BMO
- 5, 5HO, 5LSIO-FO, 5BMO
- 6, 6HO, 6LSIO-FO
- 7, 7LSIO-FO
- 8, 8HO, 8LSIO-FO
- 9, 9LSIO-FO
- 10, 10LSIO-FO
- 11, 11DDO, 11ESO, 11LSIO-FO, 11BMO
- 12, 12DDO, 12ESO, 12BMO
- 13, 13DDO, 13ESO, 13HO, 13BMO
- 14, 14DPO, 14ESO, 14LSIO-FO, 14BMO
- 15, 15LSIO-FO, 15BMO
- 16, 16HO, 16LSIO-FO, 16BMO
- 17, 17DPO, 17HO, 17LSIO-FO

AMENDMENT C131LATR

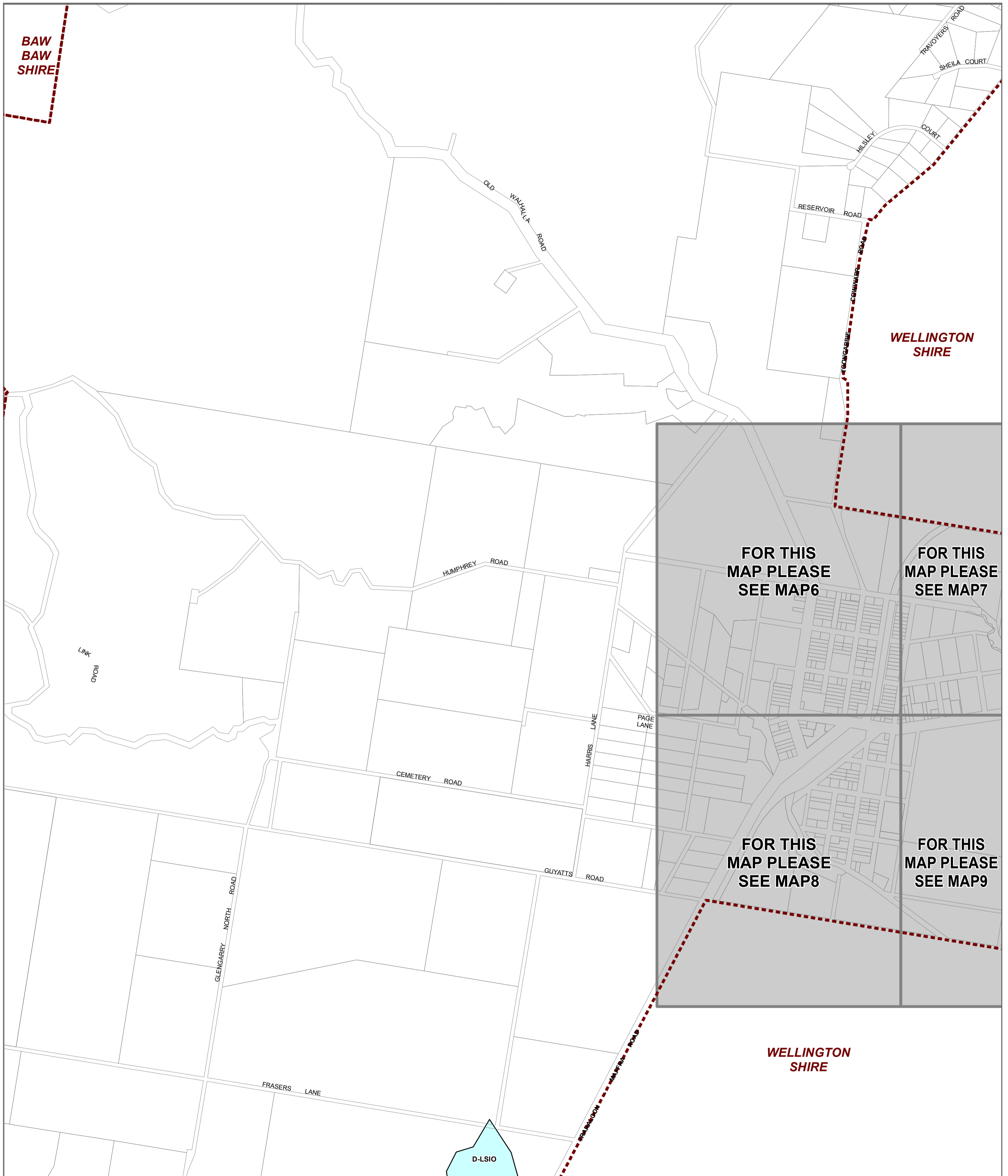
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- 19, 19DPO, 19HO, 19LSIO-FO
- 20, 20HO, 20LSIO-FO
- 21, 21DDO, 21LSIO-FO, 21BMO, 21SCO
- 22, 22HO, 22LSIO-FO
- 23, 23DCPO, 23HO, 23LSIO-FO
- 24, 24DCPO, 24DPO, 24LSIO-FO
- 25, 25DCPO, 25LSIO-FO
- 26, 26DPO, 26HO, 26SCO
- 27, 27DPO, 27HO, 27SCO
- 28, 28DPO, 28HO, 28LSIO-FO, 28BMO, 28SCO
- 29, 29DCPO, 29DPO, 29LSIO-FO, 29BMO, 29SCO
- 30, 30DCPO, 30DPO, 30BMO
- 31, 31DCPO, 31DPO, 31ESO, 31BMO
- 32, 32DDO, 32DPO, 32BMO, 32SCO
- 33, 33DDO, 33BMO
- 34, 34DDO, 34LSIO-FO, 34BMO
- 35, 35HO, 35LSIO-FO, 35BMO, 35SCO
- 36, 36ESO, 36HO, 36BMO, 36SCO
- 37, 37DCPO, 37DDO, 37ESO, 37LSIO-FO, 37BMO
- 38, 38DCPO, 38DDO, 38ESO, 38HO, 38LSIO-FO, 38BMO
- 39, 39BMO
- 40, ~~40LSIO-FO~~, 40BMO
- 41, 41LSIO-FO, 41BMO
- 42, 42HO, 42LSIO-FO, 42BMO
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- 46, 46DDO, 46DPO, 46ESO, 46BMO
- 47, 47DDO, 47DPO, 47HO, 47LSIO-FO, 47BMO
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- 49, 49HO, 49LSIO-FO
- 50, 50DPO, 50LSIO-FO
- 51, 51DPO
- 52, 52DDO, 52DPO, ~~52LSIO-FO~~, 52PAO
- 53, 53DDO
- 54, 54DDO, 54SCO
- 55, 55DDO, 55EAO, 55HO, 55PO, 55SCO

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- 56, 56HO, 56LSIO-FO, 56PO, 56SCO
- 57, 57DPO
- 58, 58DDO, 58DPO, 58ESO, 58PAO
- 59, 59DDO, 59DPO, 59ESO, 59PAO, 59BMO, 59SCO
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- 67, 67DDO, 67PAO, 67BMO
- 68, 68DDO, 68ESO, 68HO, 68LSIO-FO, 68BMO, 68SCO
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- 71, 71DPO, 71ESO, [71LSIO-FO](#), 71BMO
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- 93, 93DPO, 93ESO, 93LSIO-FO, 93BMO

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- 94, 94DPO, 94ESO, 94HO, 94LSIO-FO
- 95, 95DPO, 95ESO
- 96, 96DPO, 96HO, 96LSIO-FO
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- 105, 105BMO
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- 114, 114LSIO-FO, 114BMO
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- 116, 116LSIO-FO, 116BMO
- 117, 117HO, 117LSIO-FO, 117BMO
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- 129, 129BMO
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- 131, 131BMO

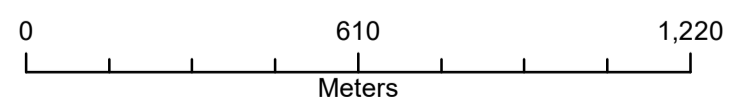


LEGEND

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

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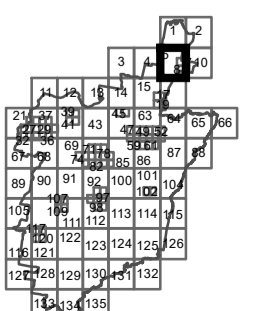


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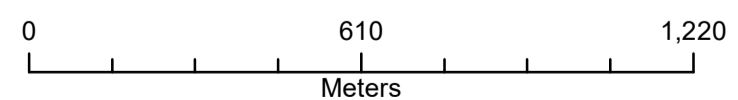
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Municipal Boundary

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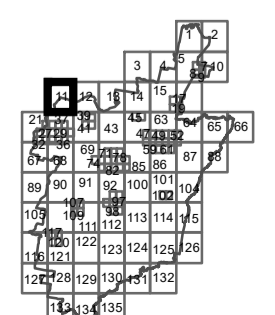
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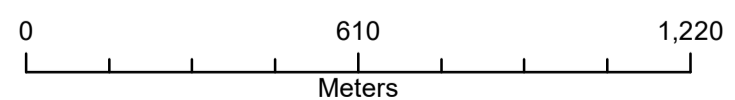


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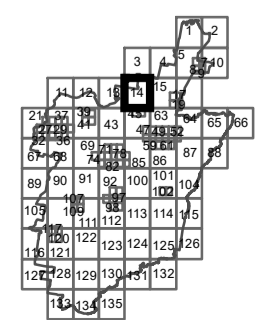


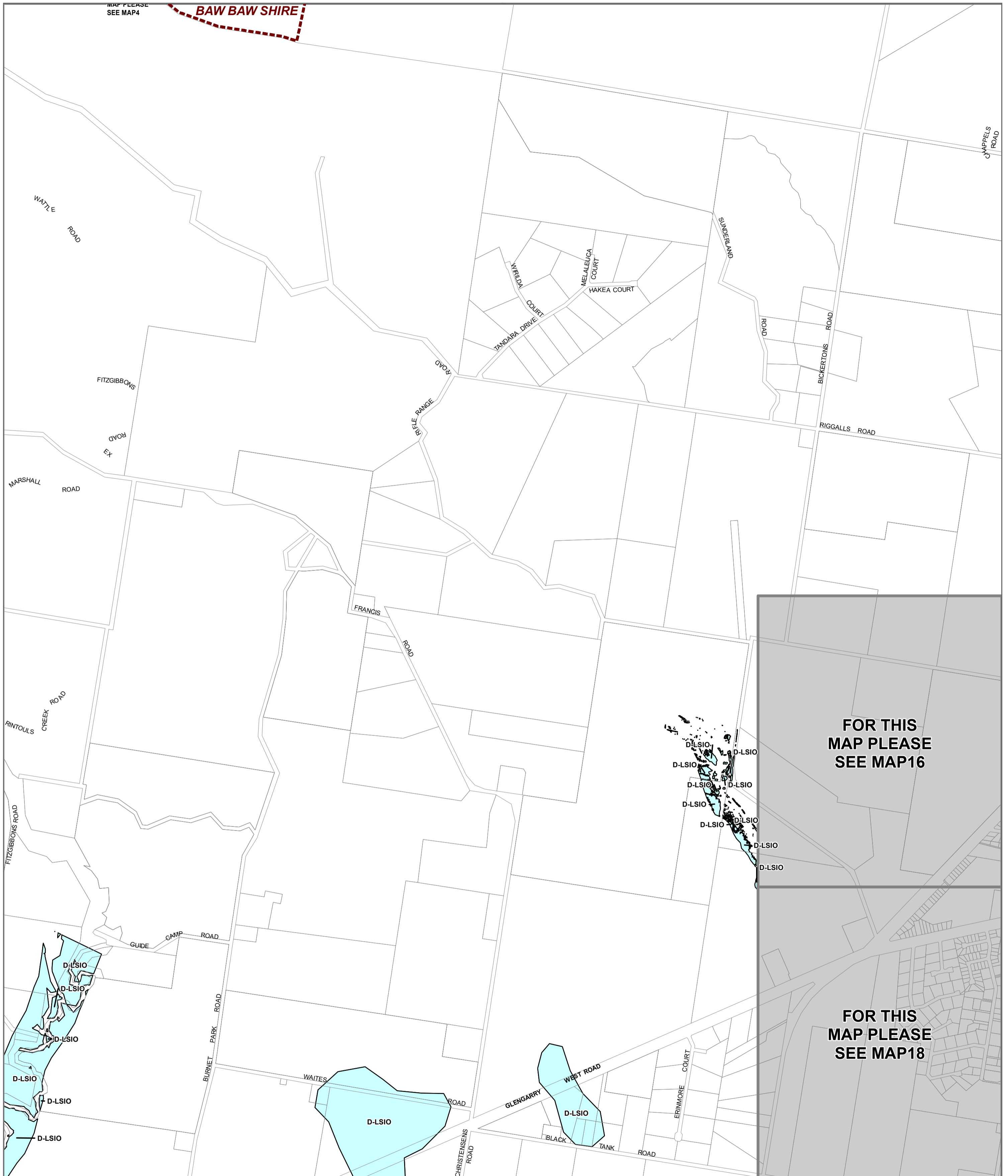
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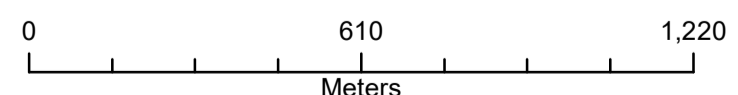


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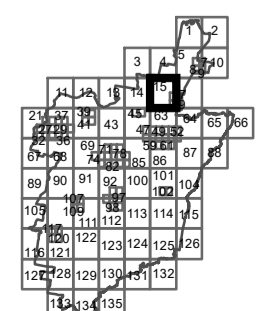


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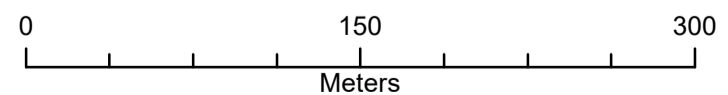


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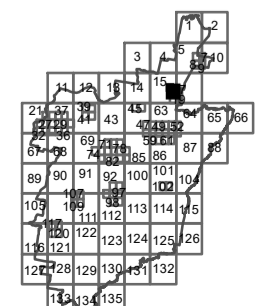
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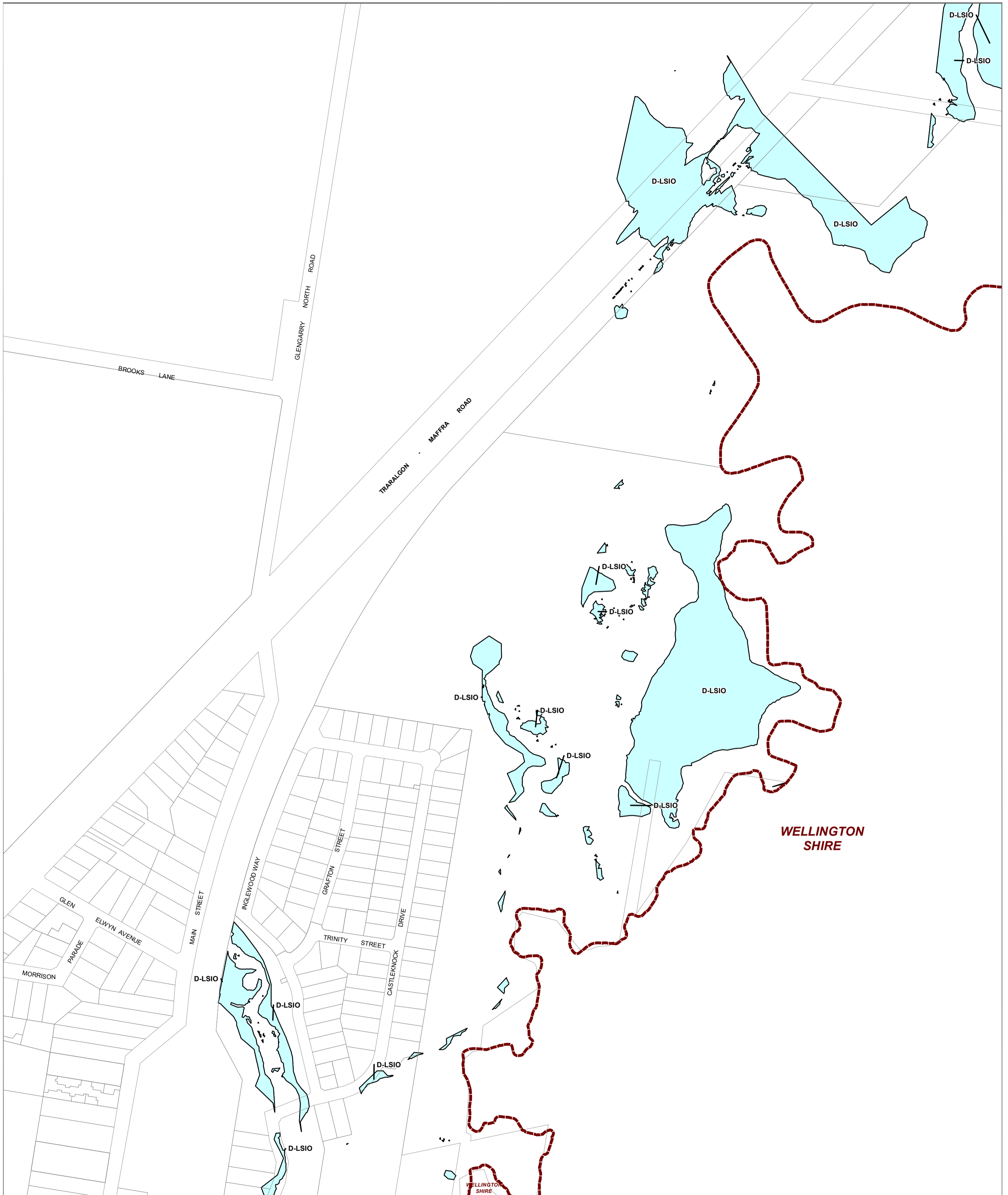

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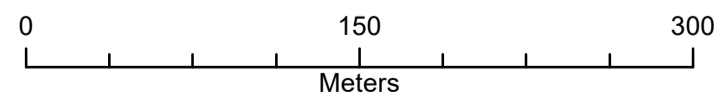


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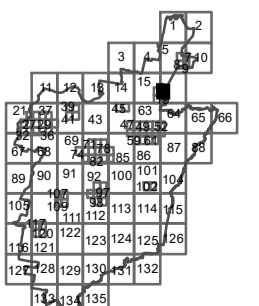
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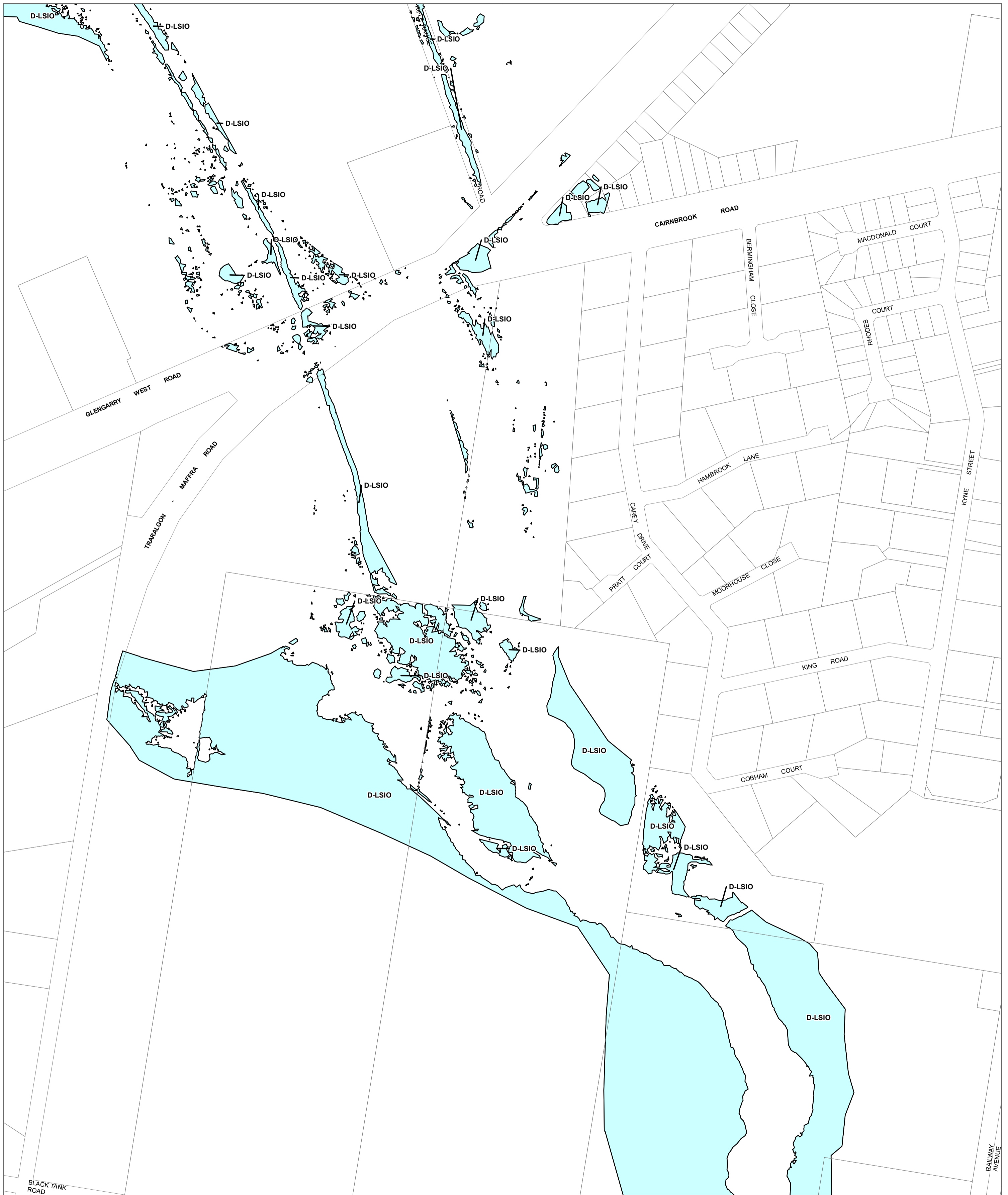
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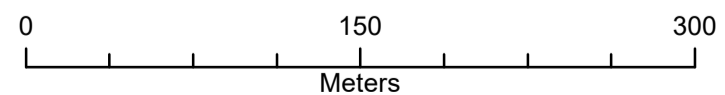


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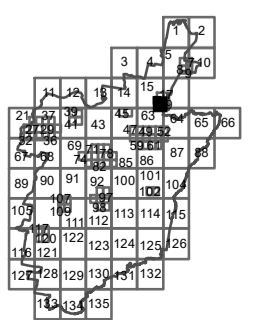
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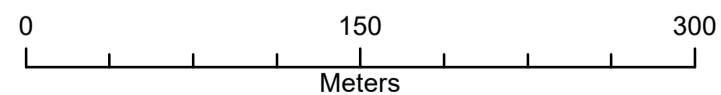


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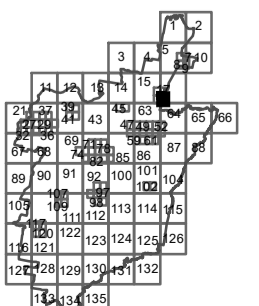


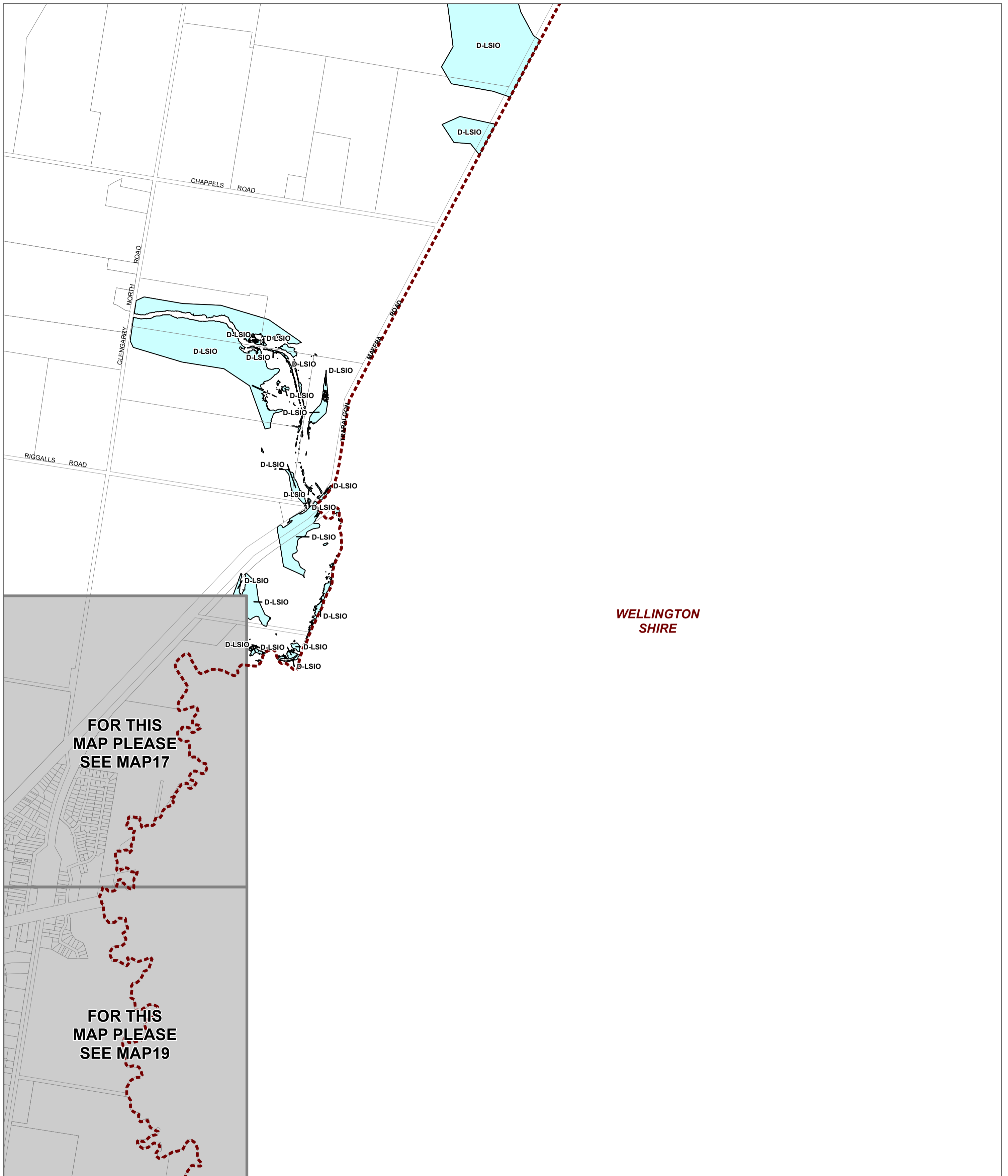
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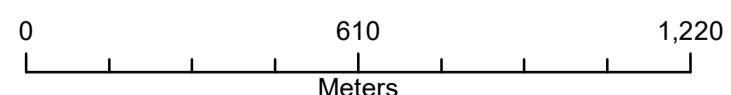




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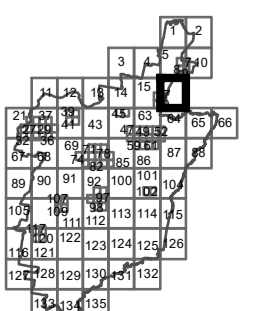
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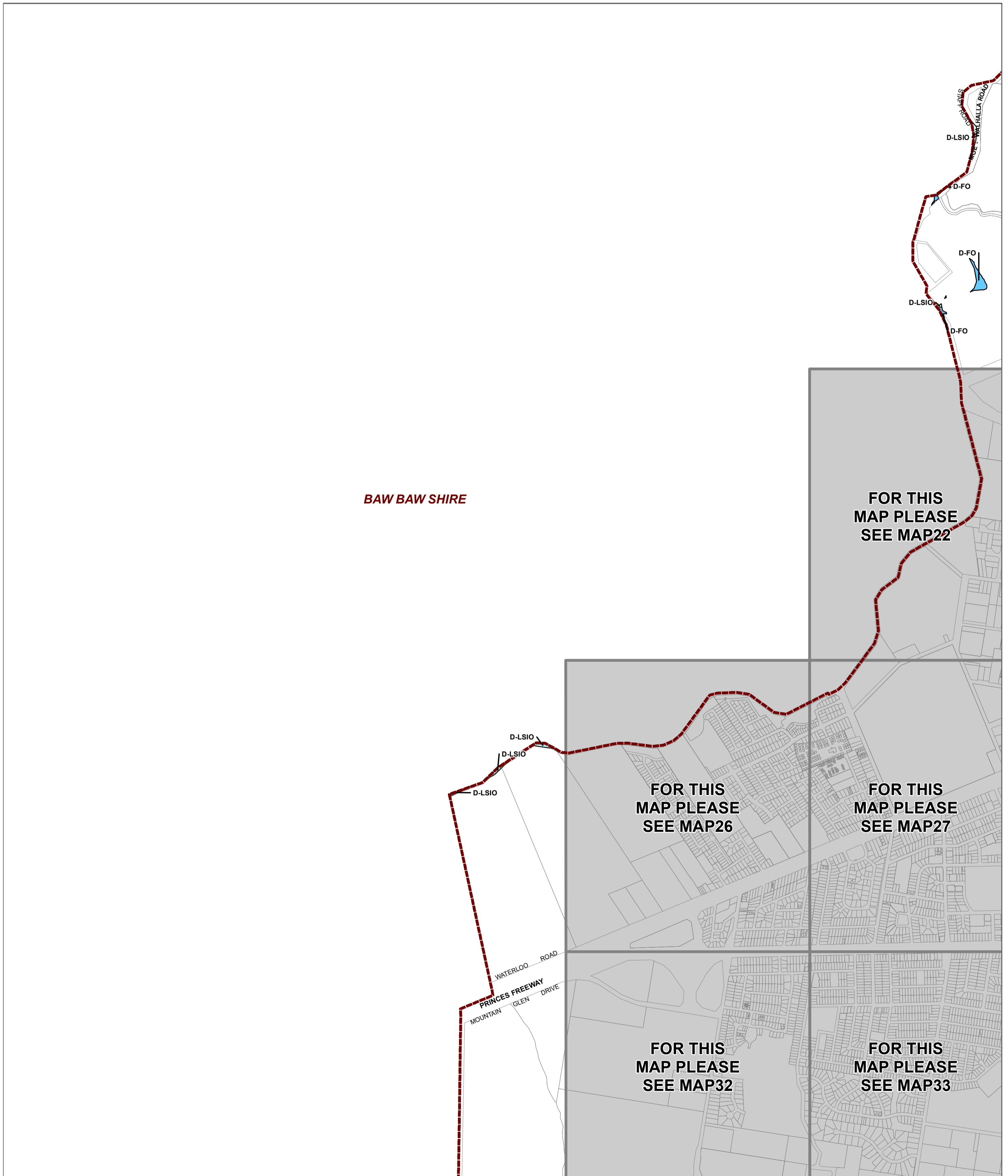

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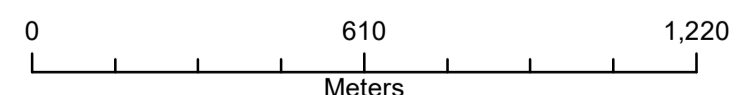
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-  D-FO - Area to be deleted from a Floodway Overlay
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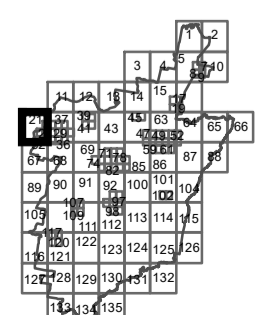
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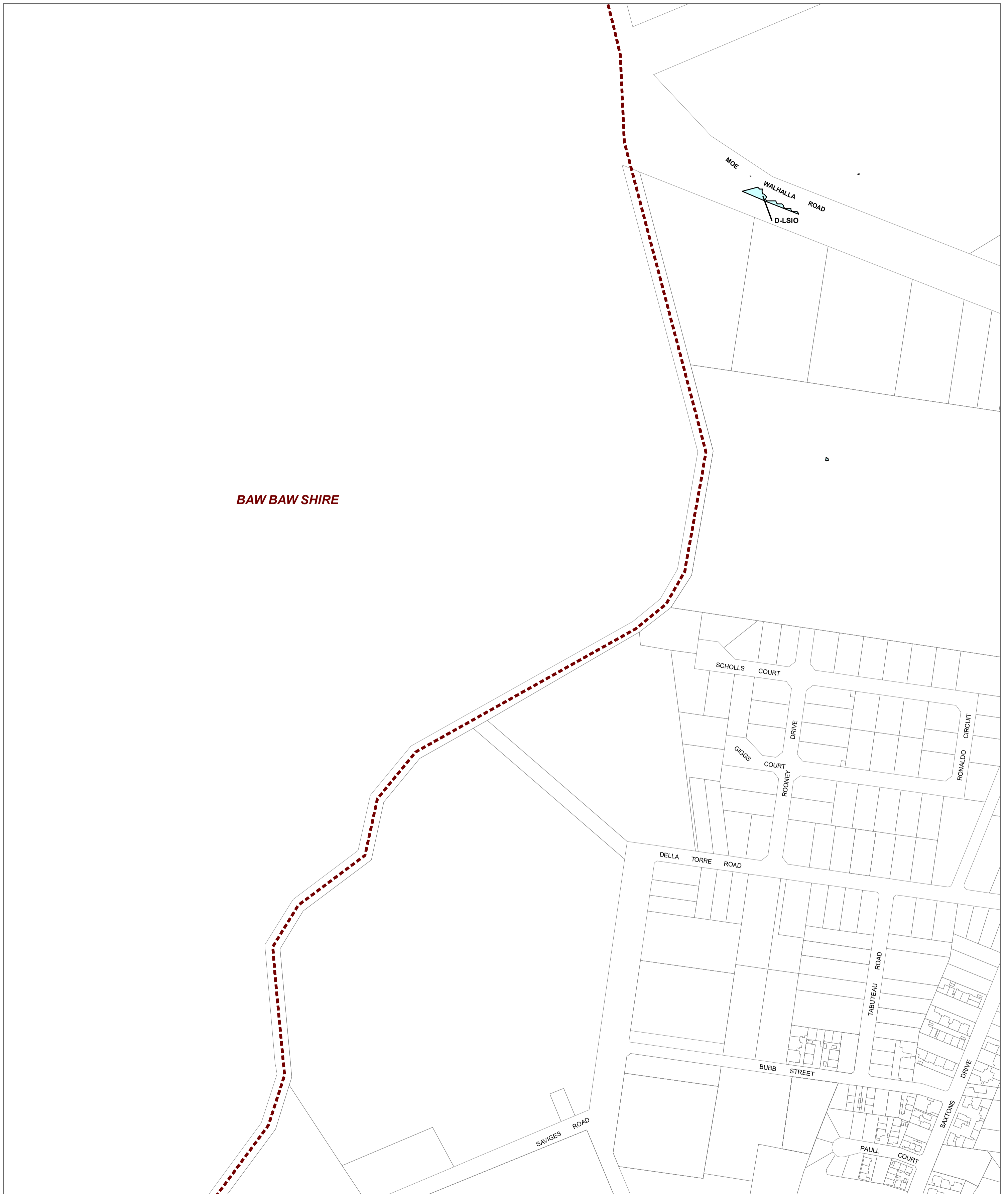

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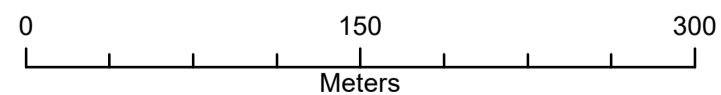
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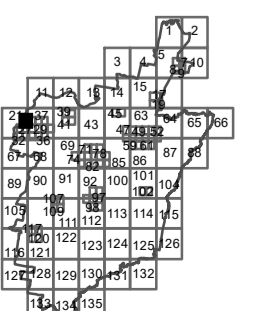
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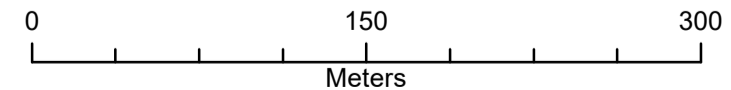


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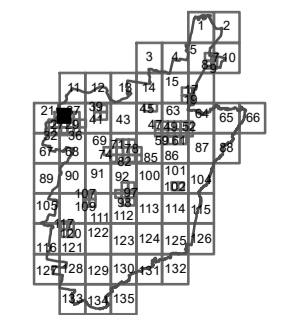
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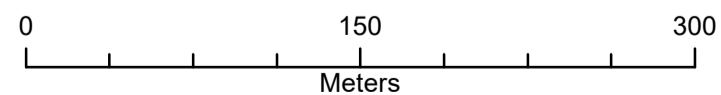
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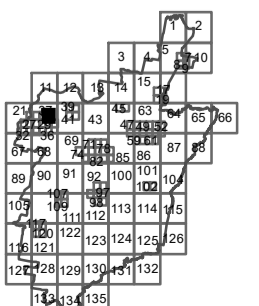


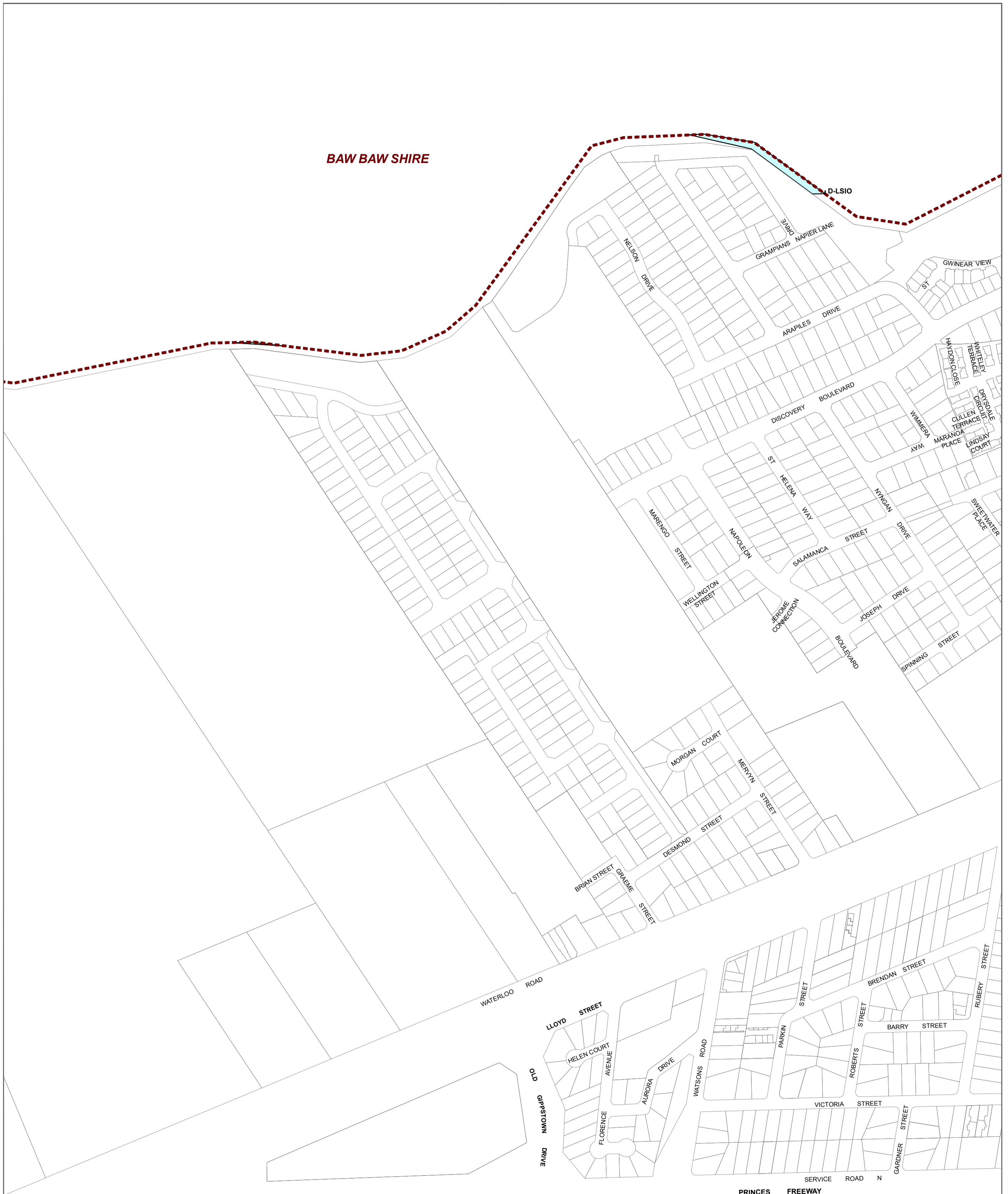
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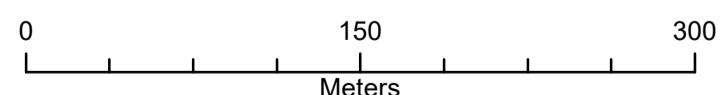


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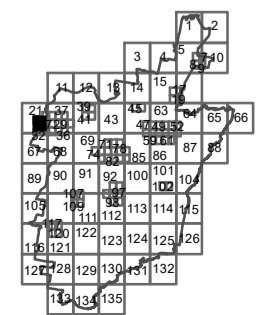


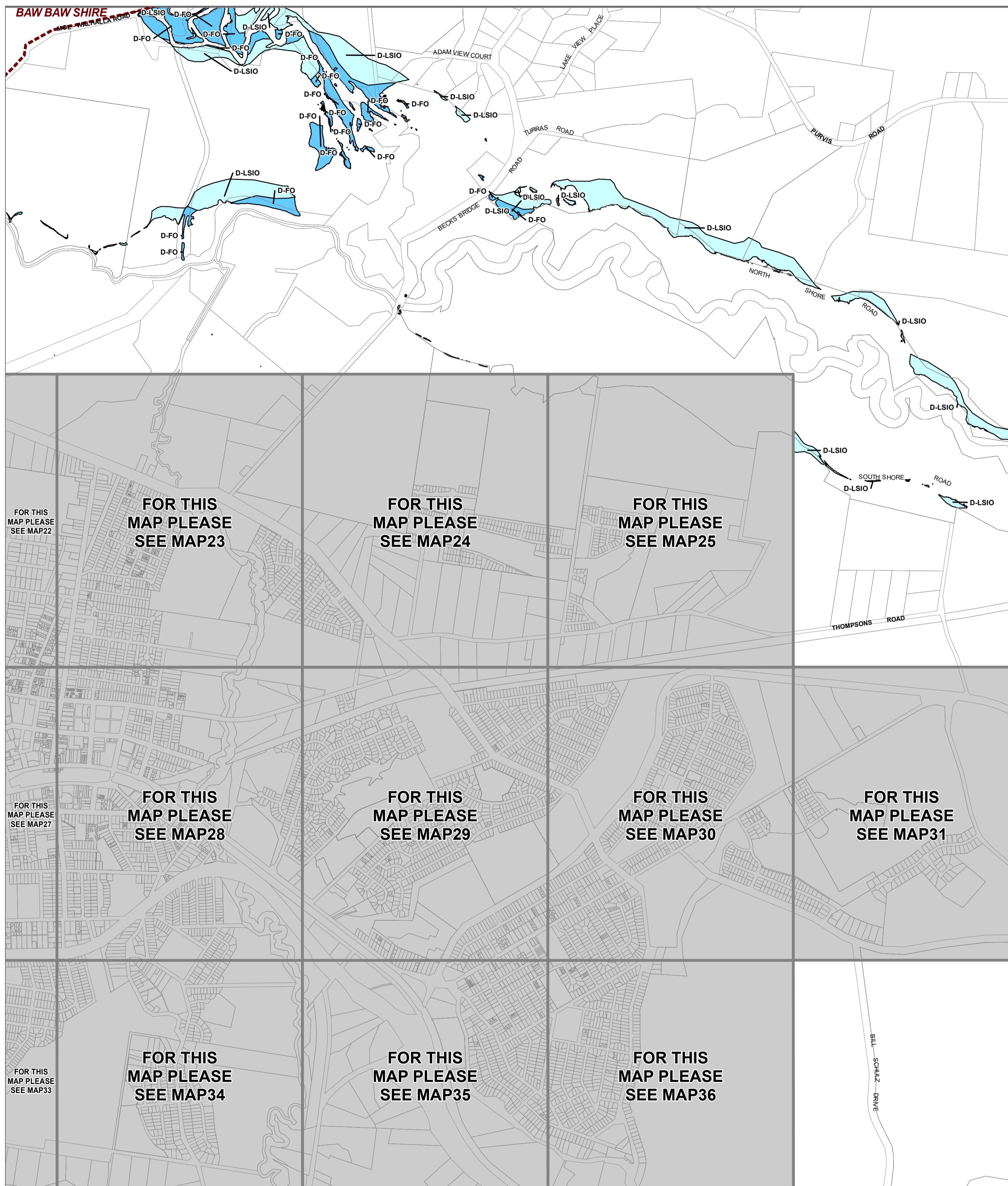
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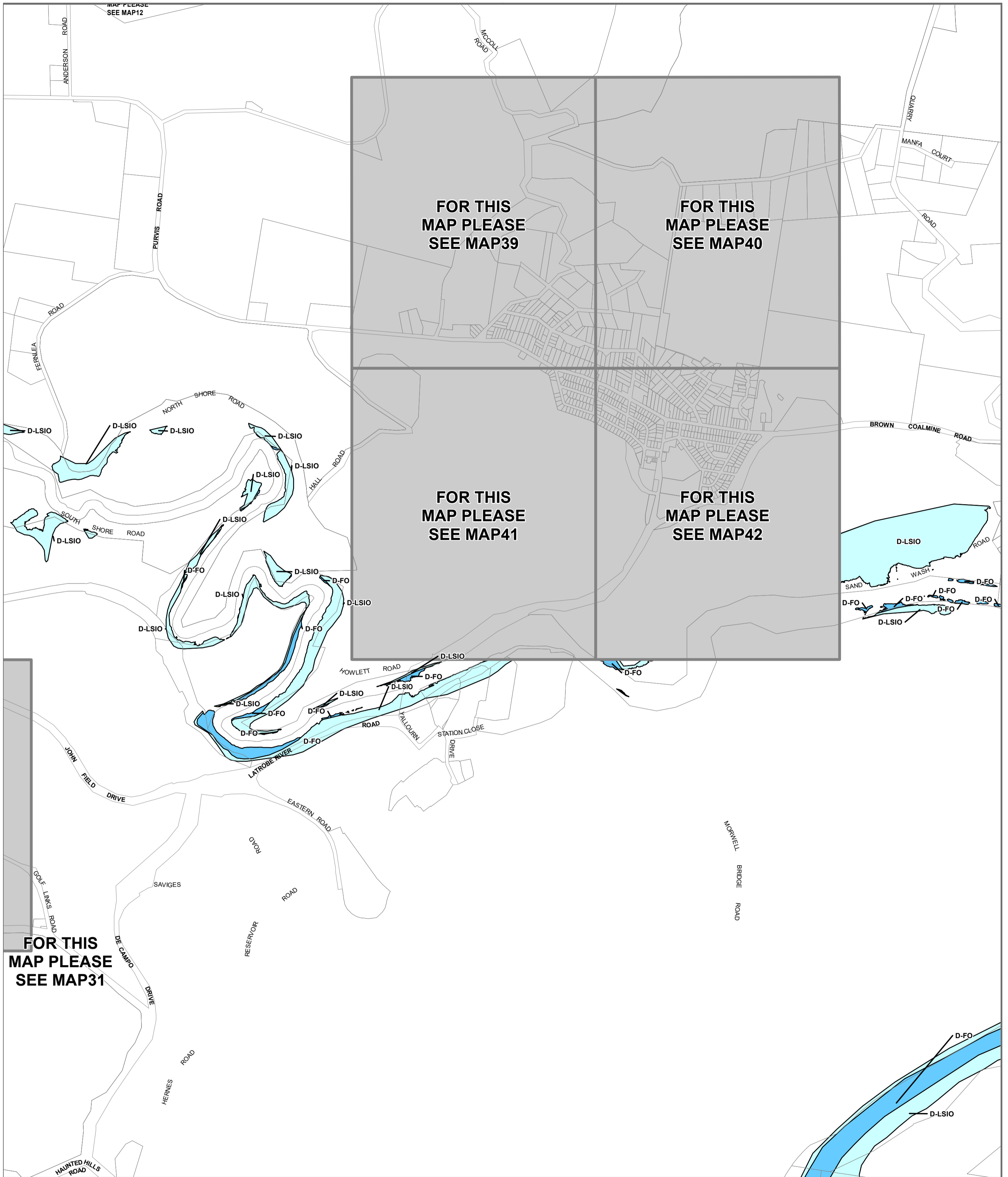
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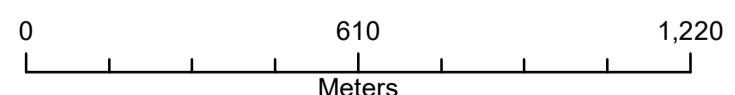
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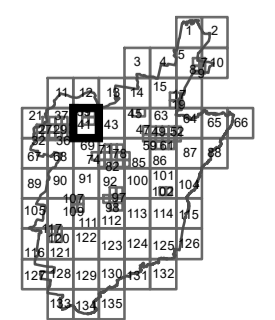


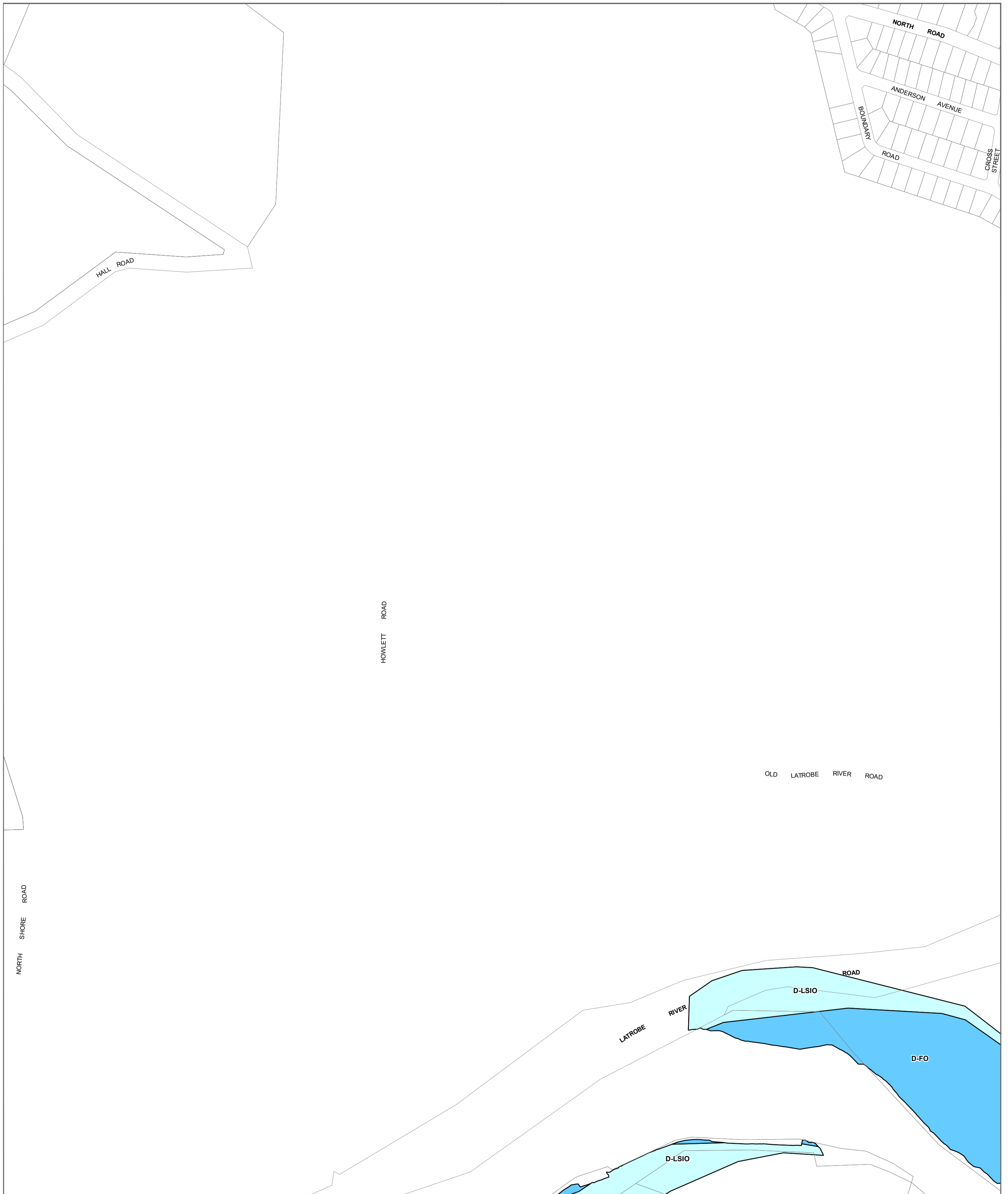
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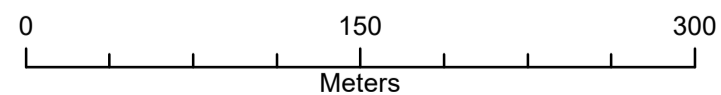
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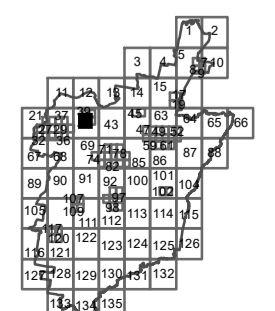


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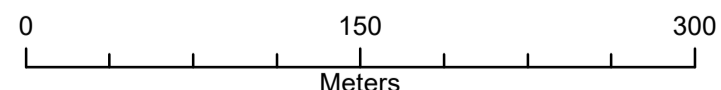
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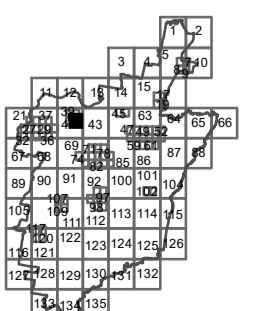


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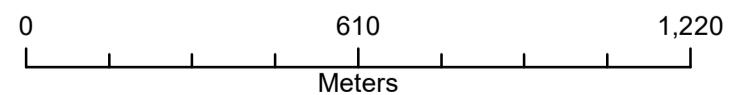
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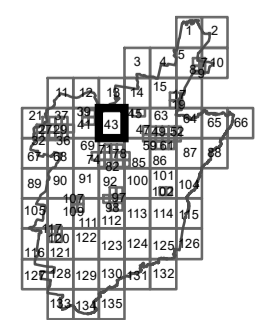


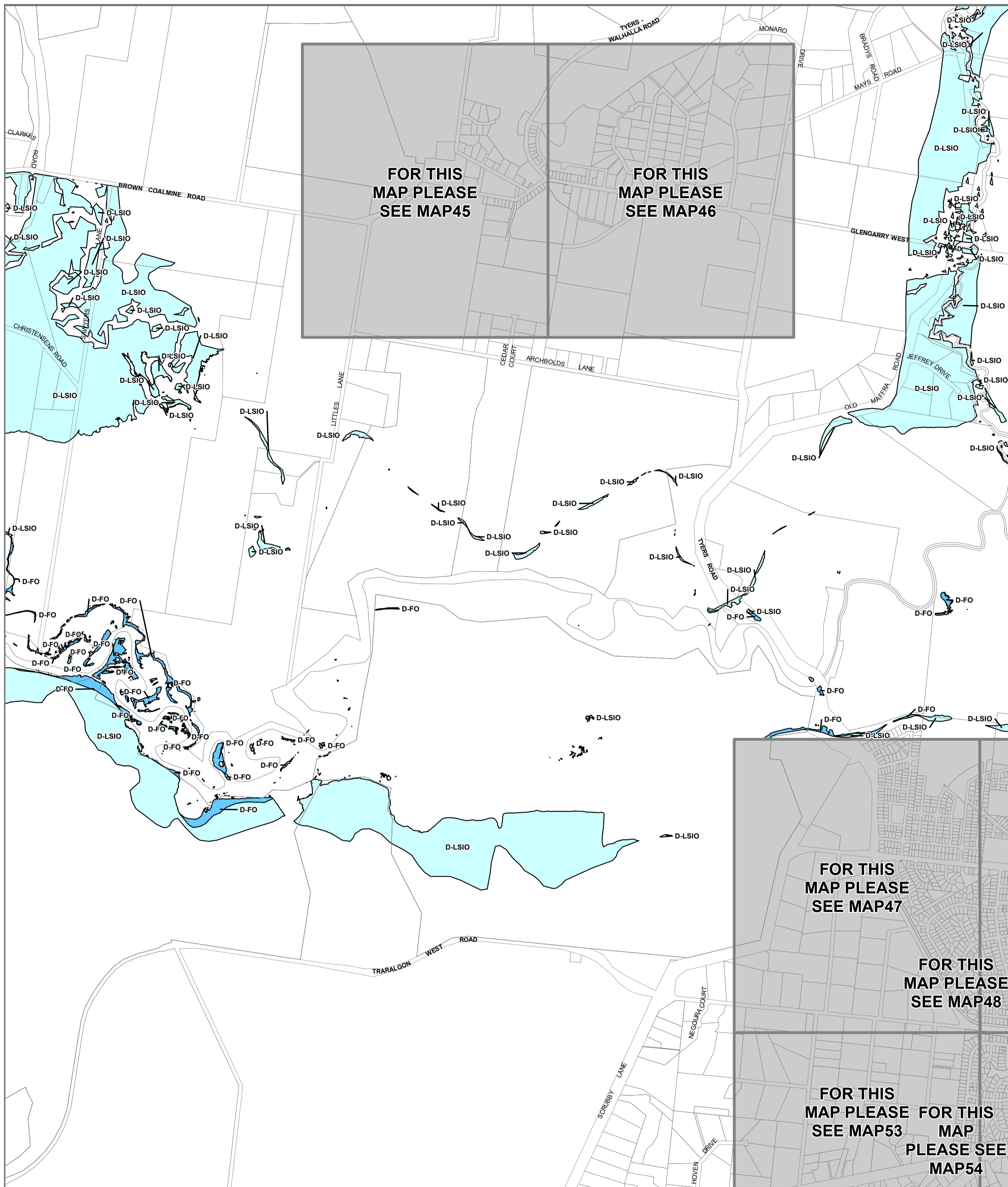
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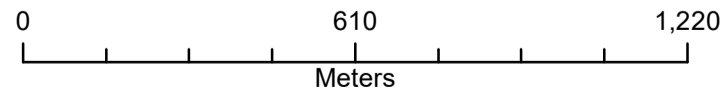
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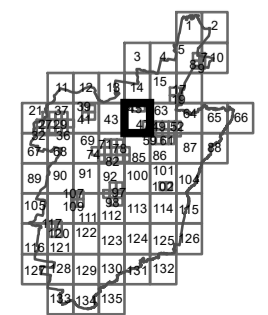


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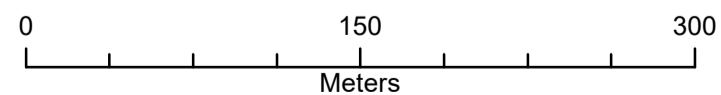
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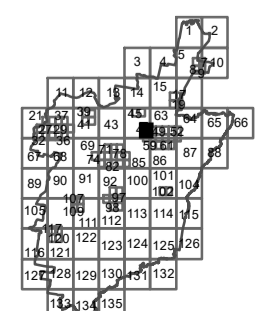


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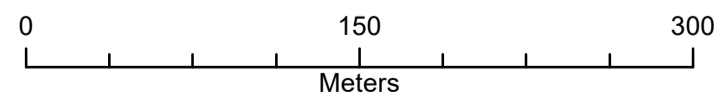


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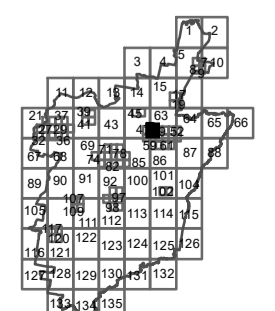
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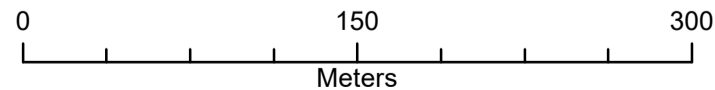
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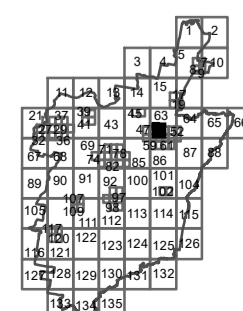
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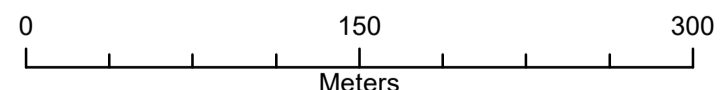


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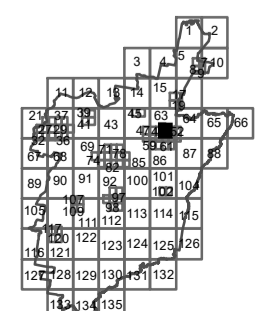
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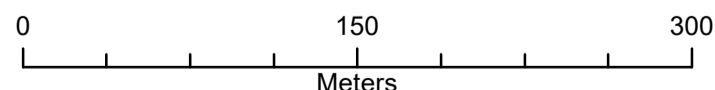
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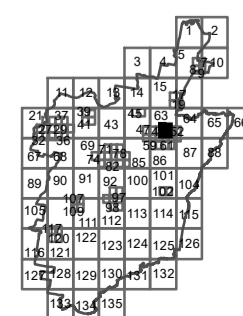
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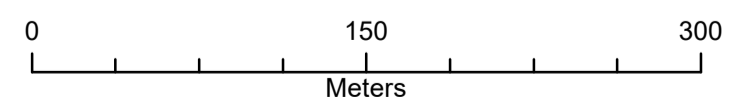


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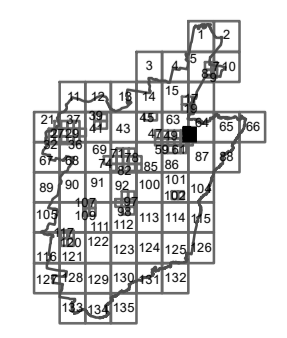


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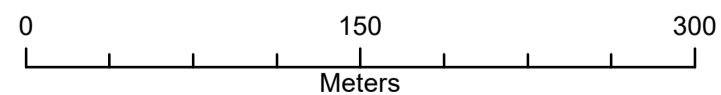
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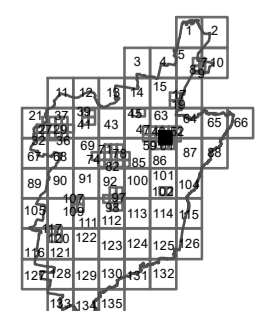
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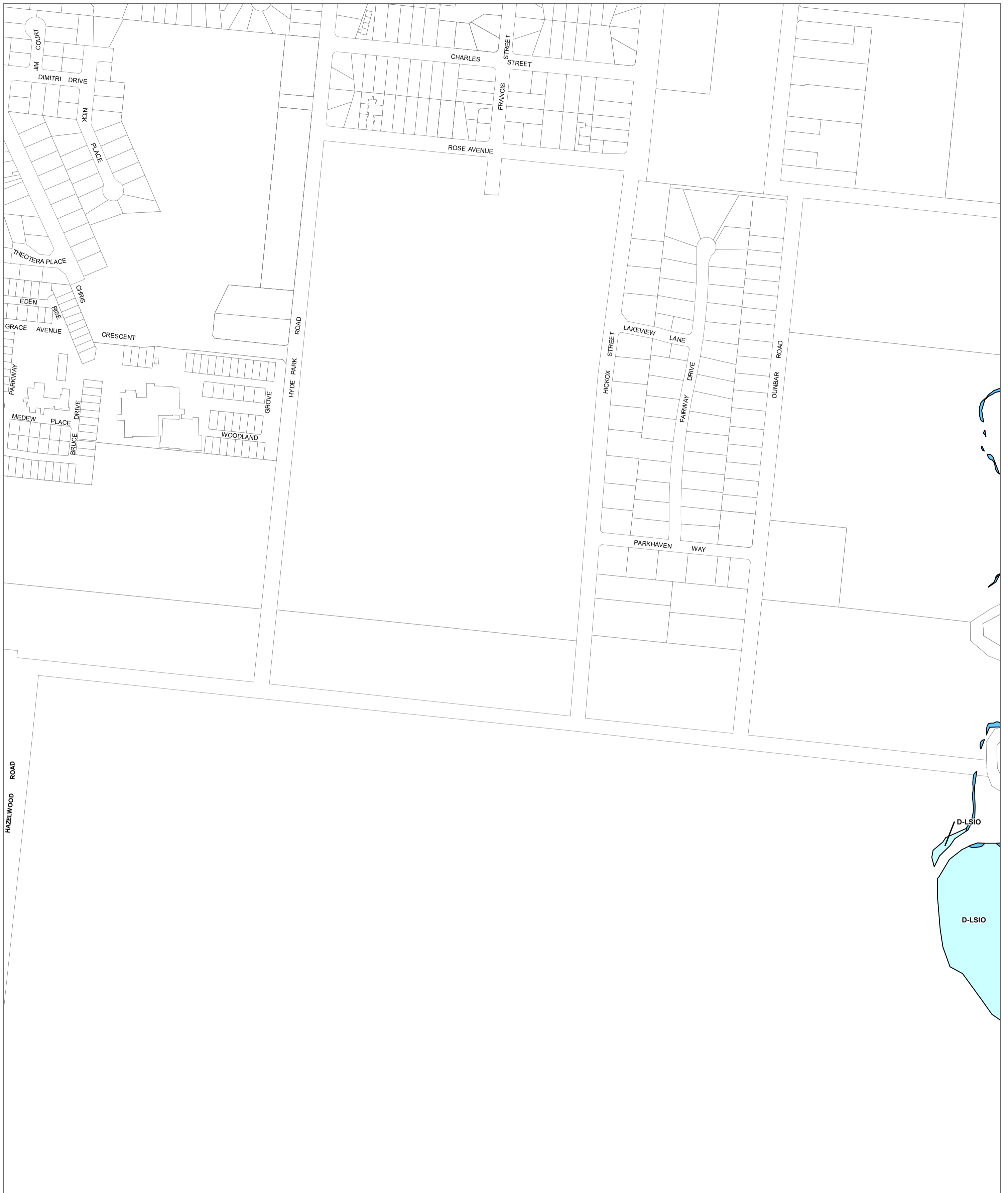
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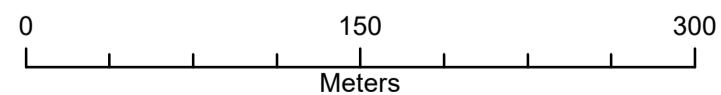
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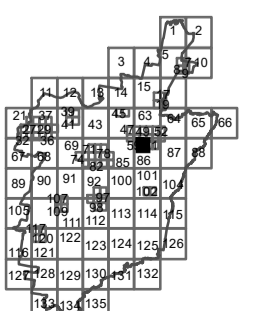


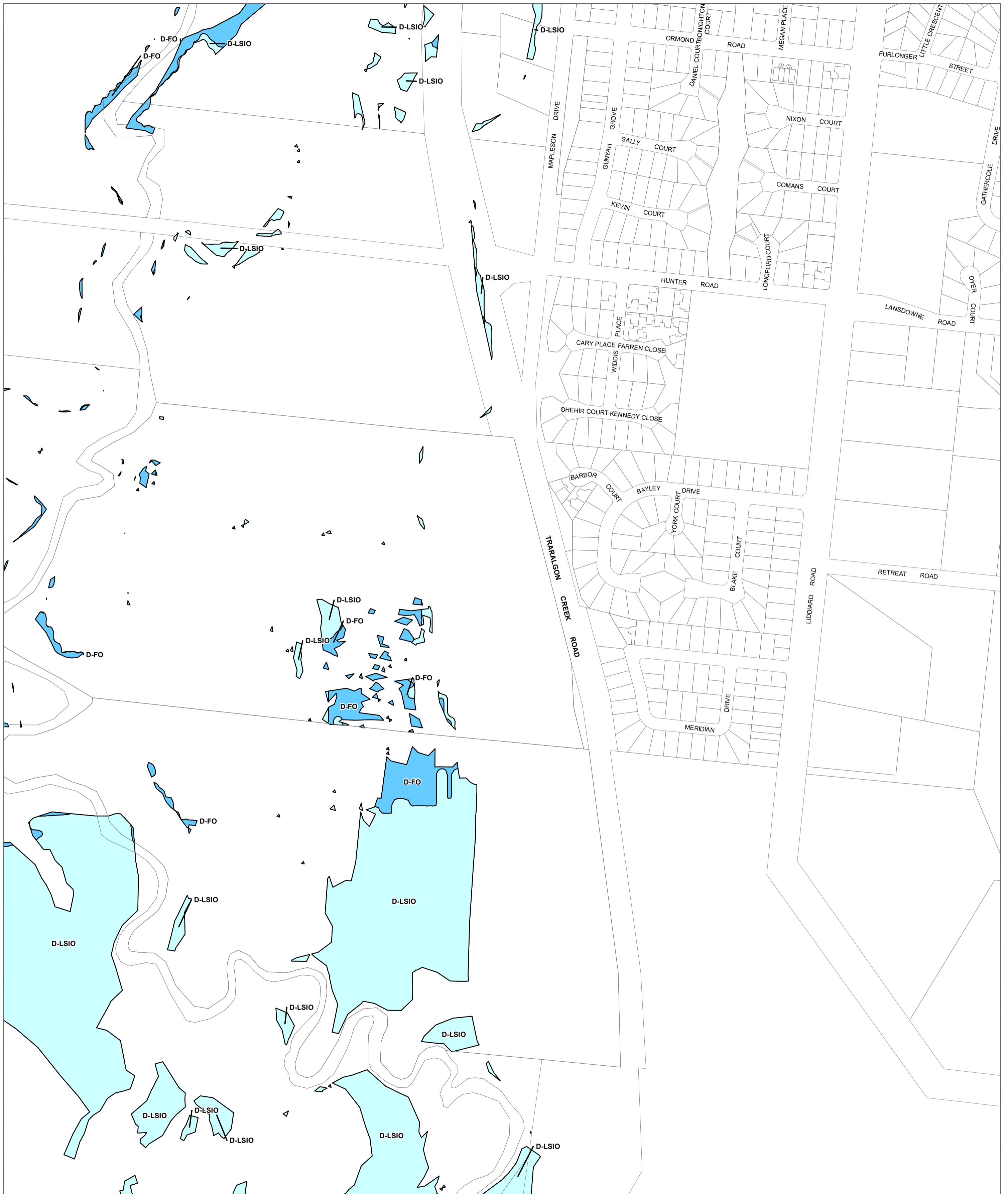
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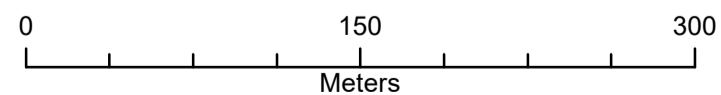
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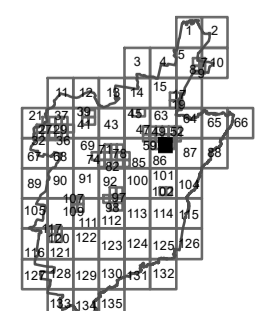
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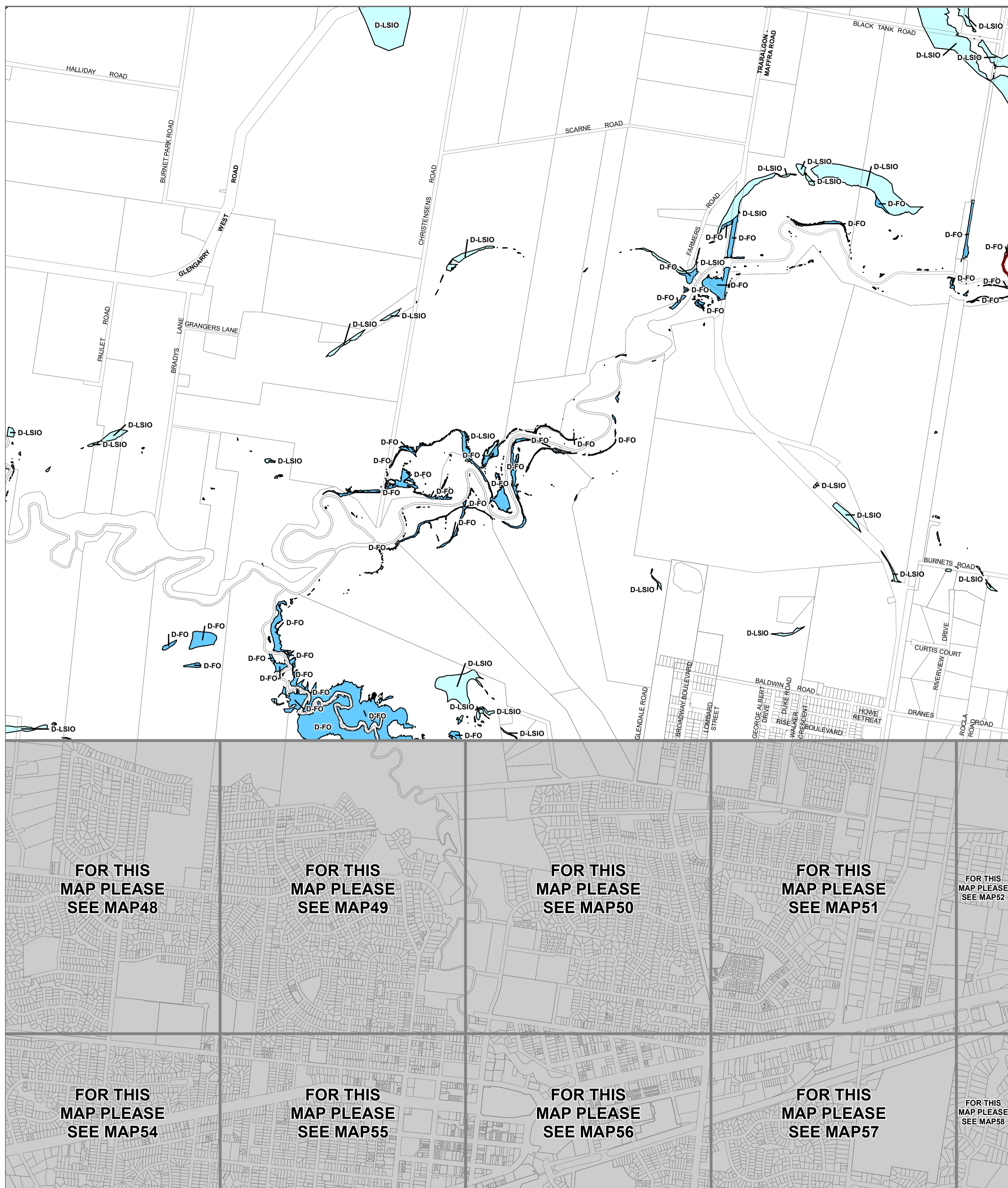
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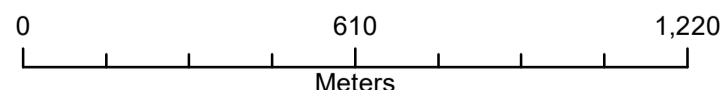
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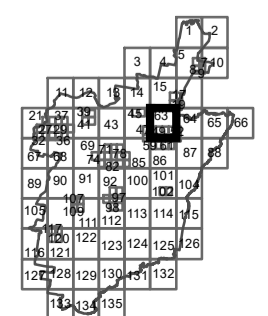
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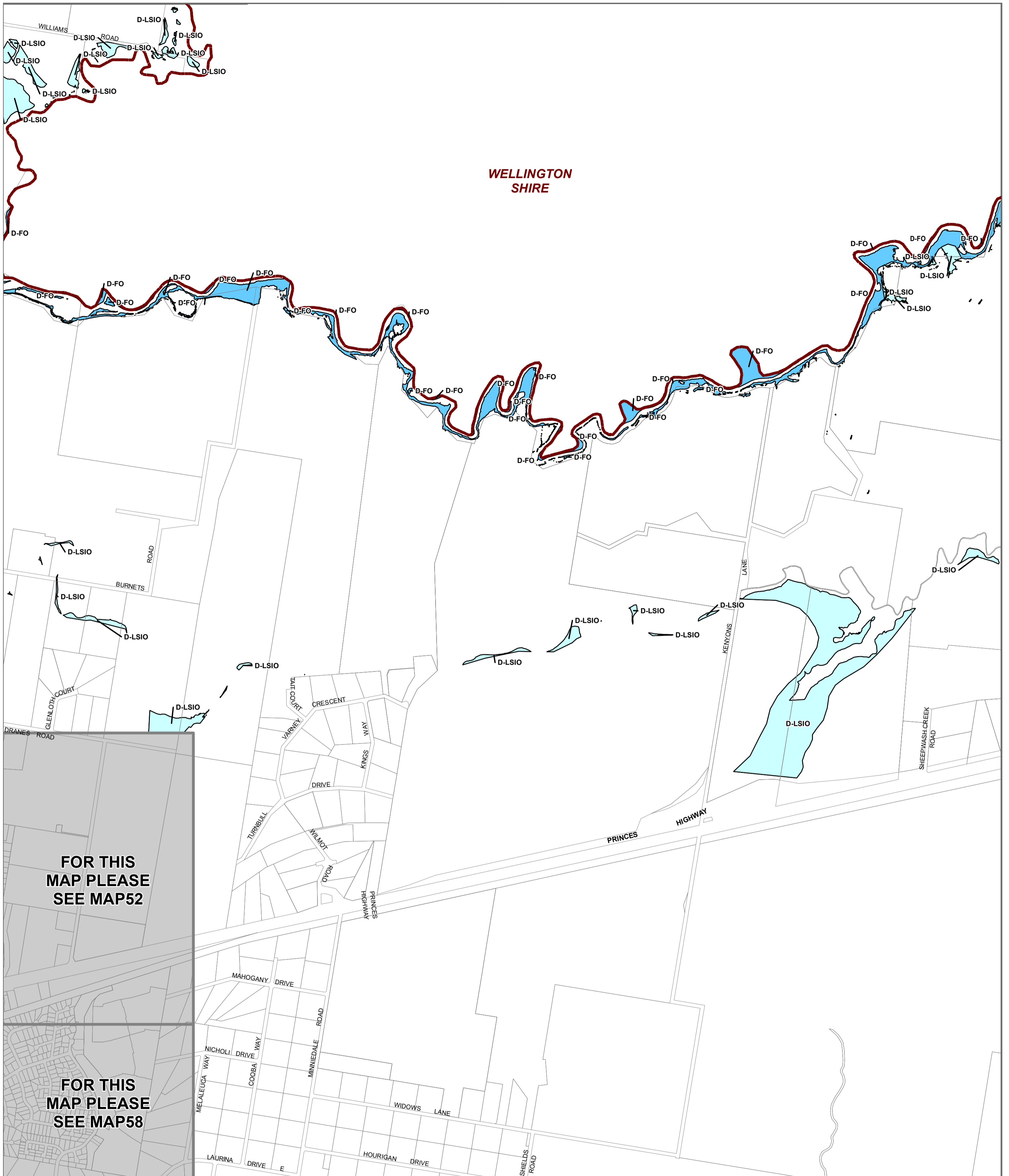

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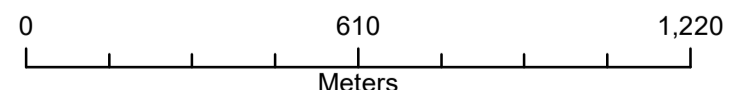
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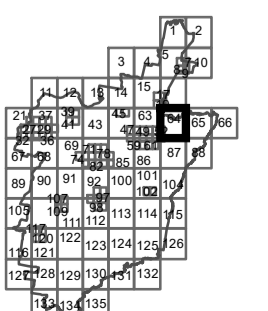
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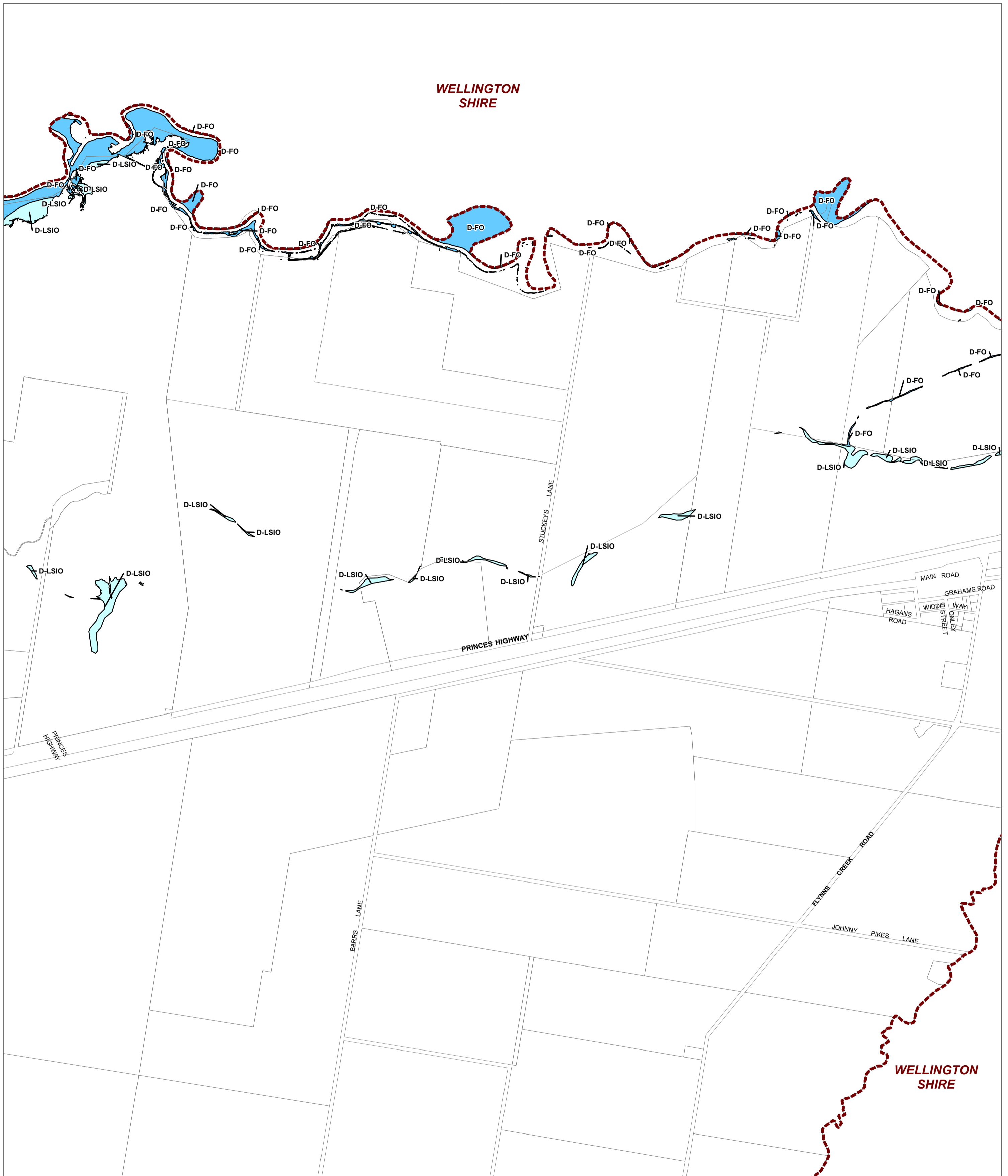
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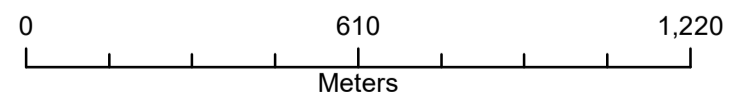
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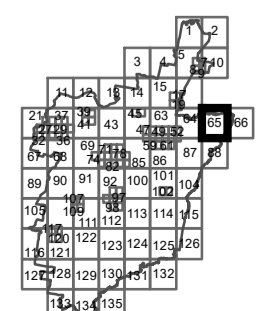
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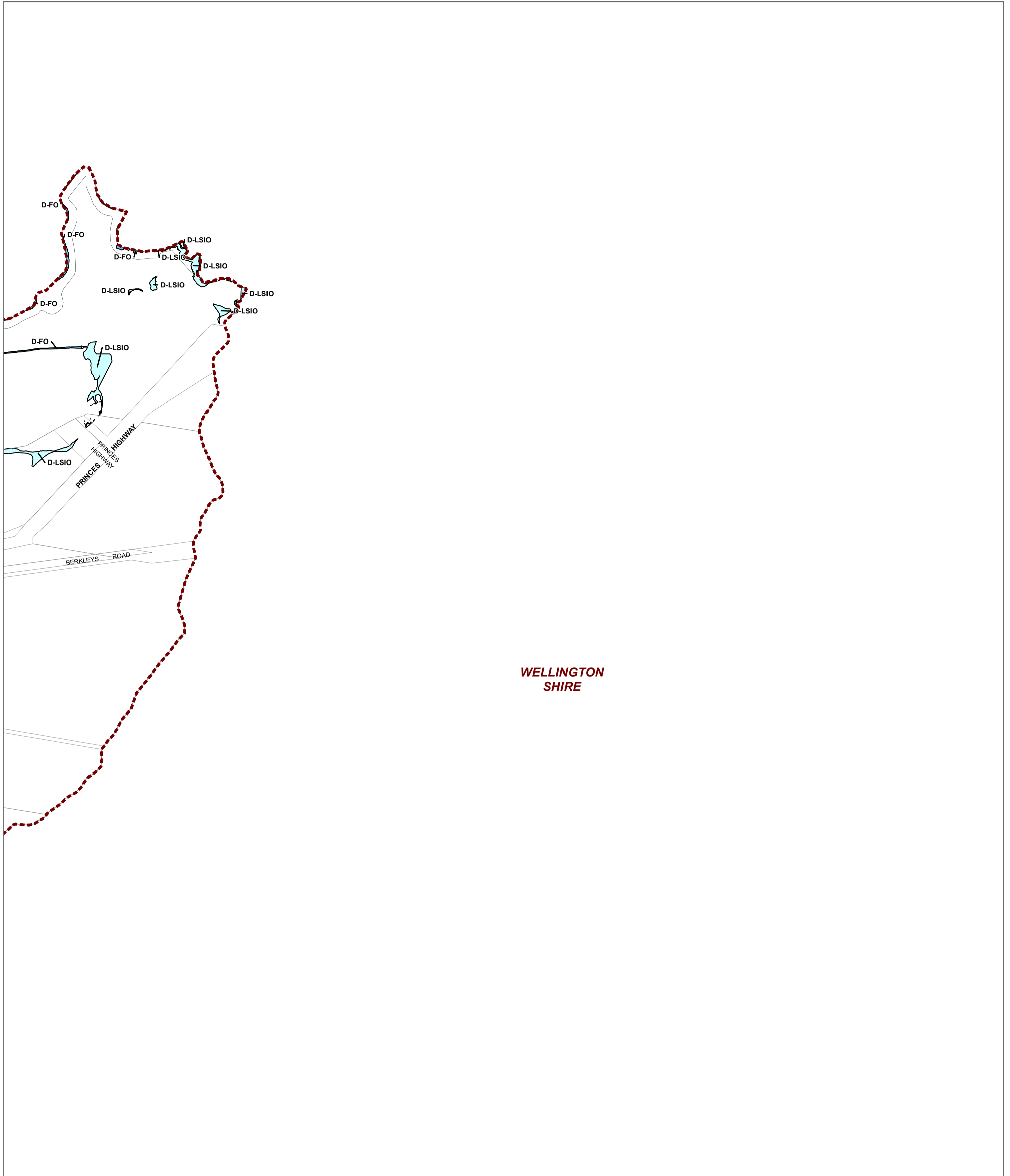
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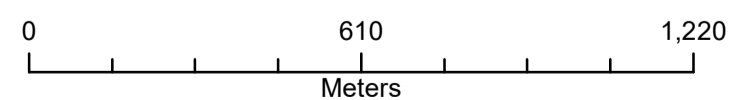
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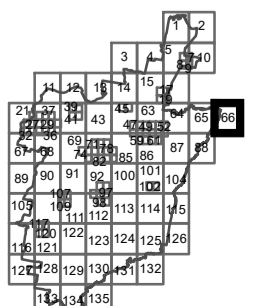
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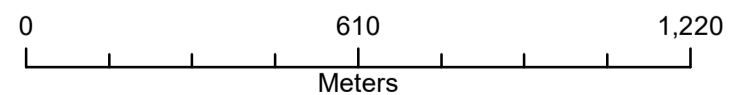
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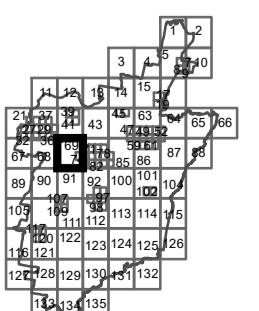
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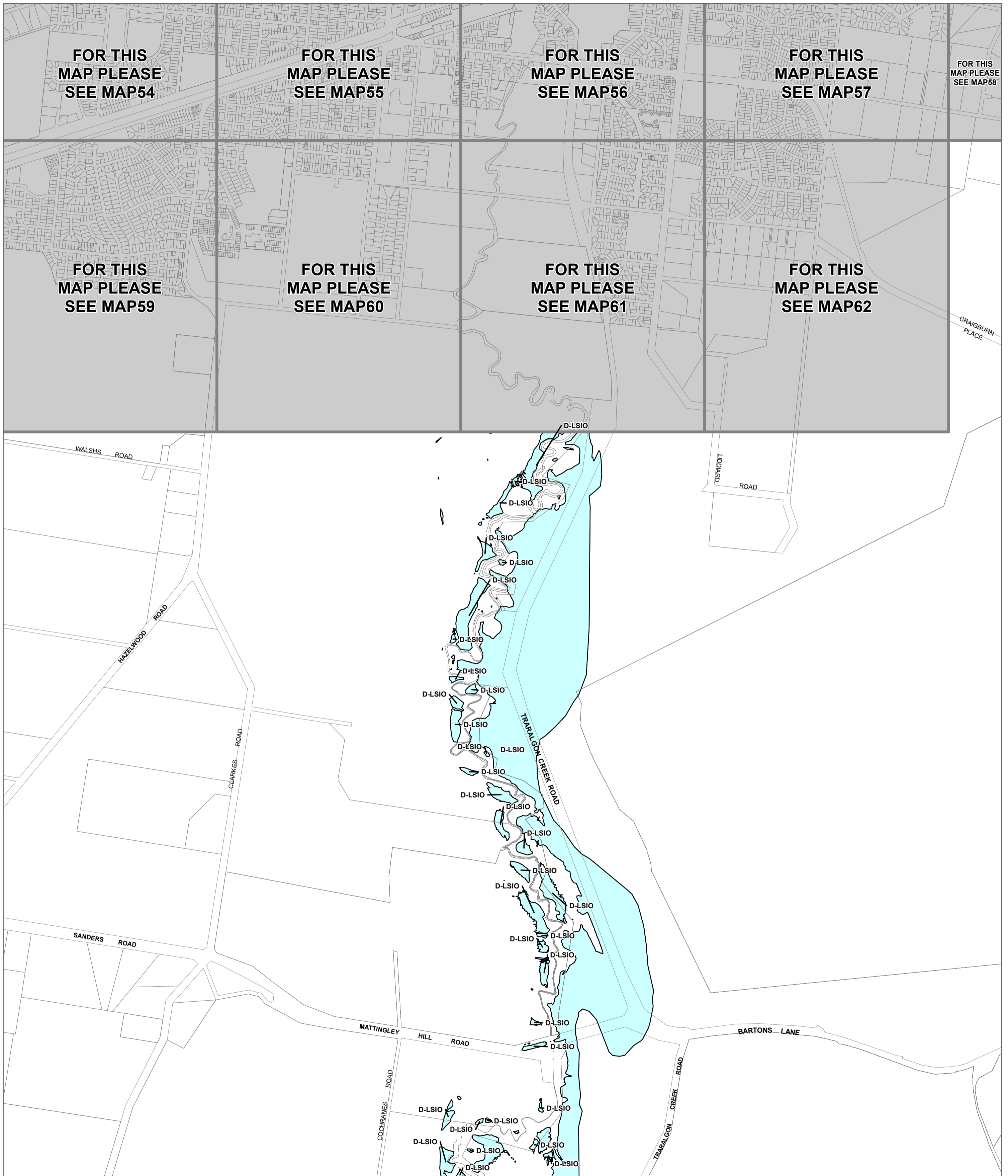
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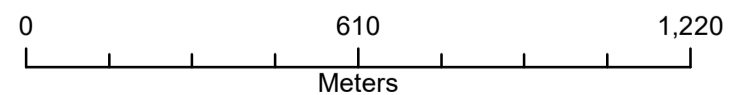


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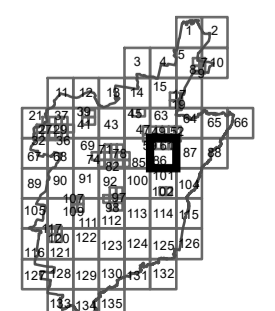
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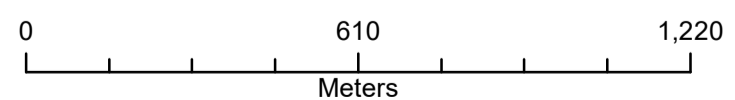


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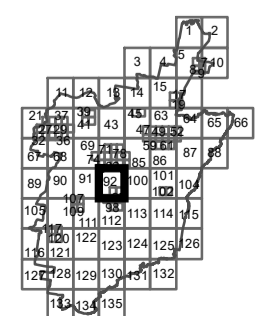


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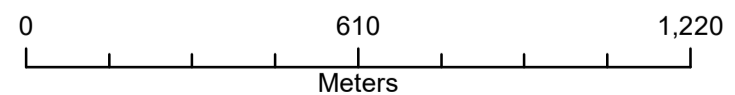


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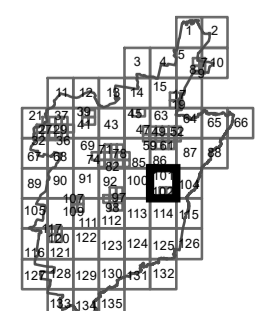
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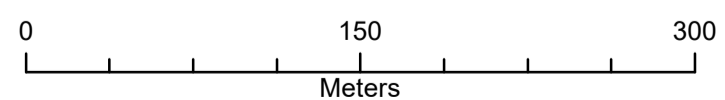


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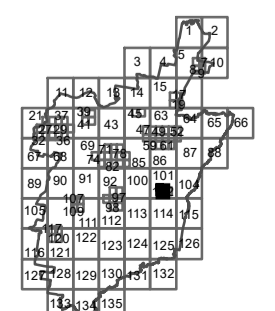


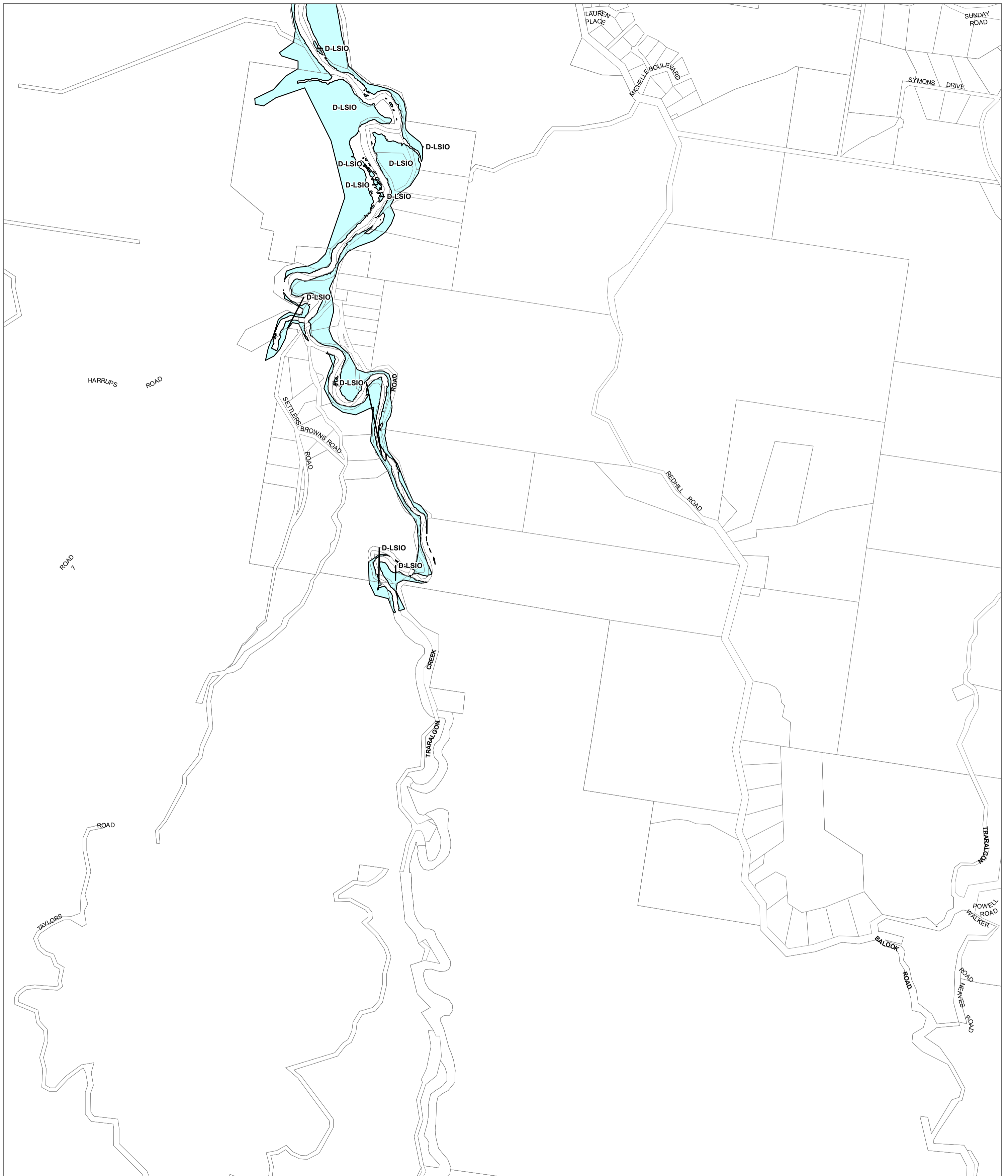
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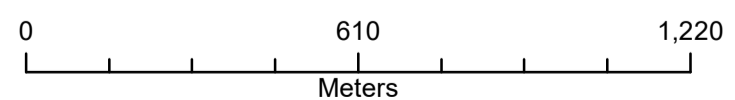
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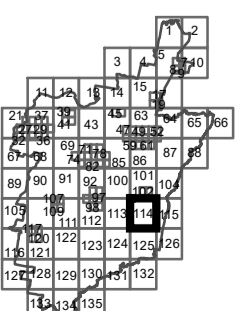
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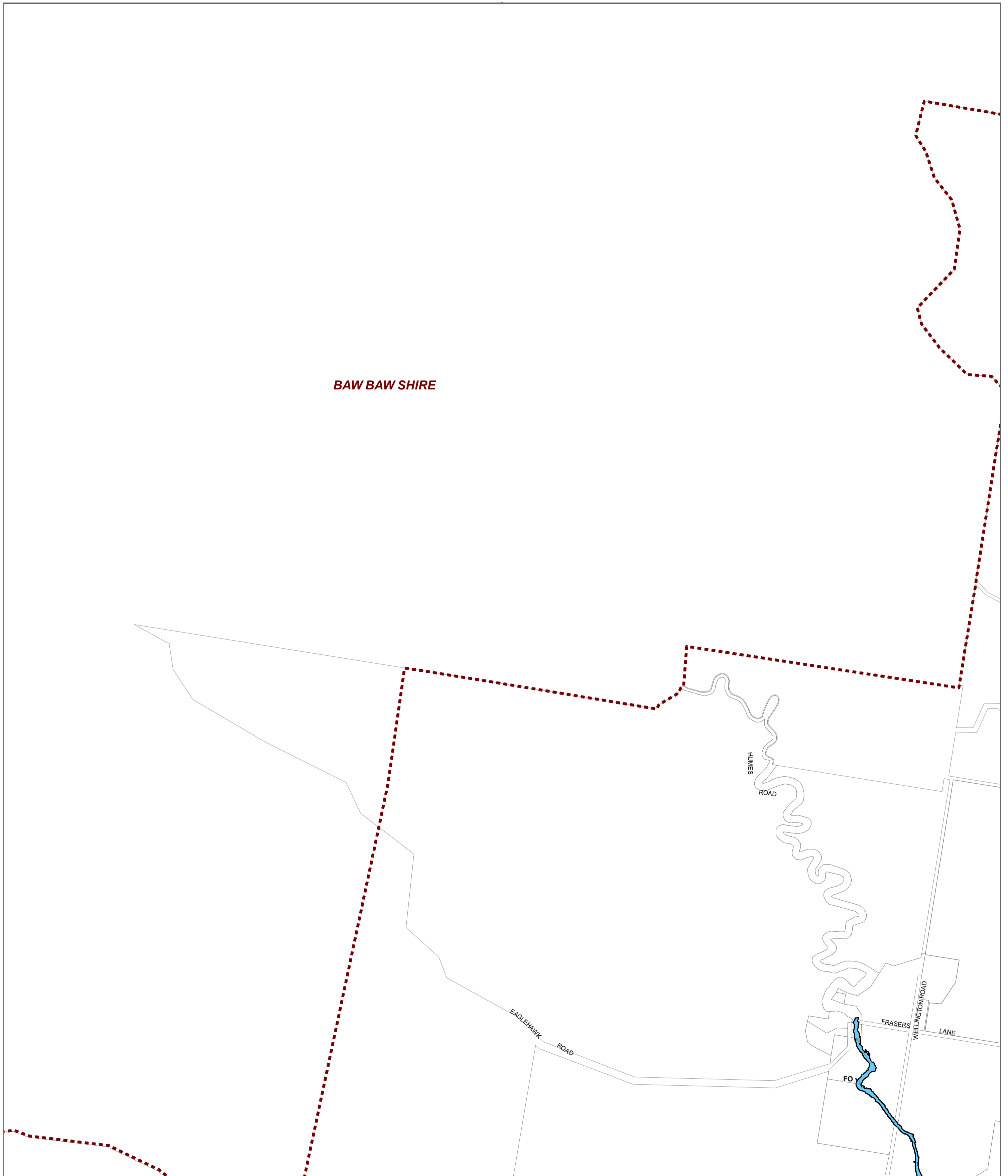
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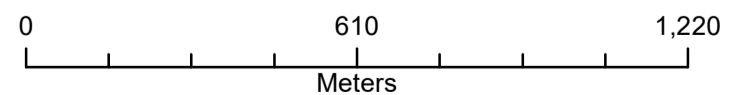
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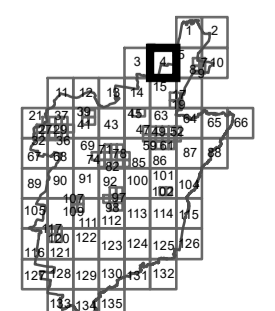


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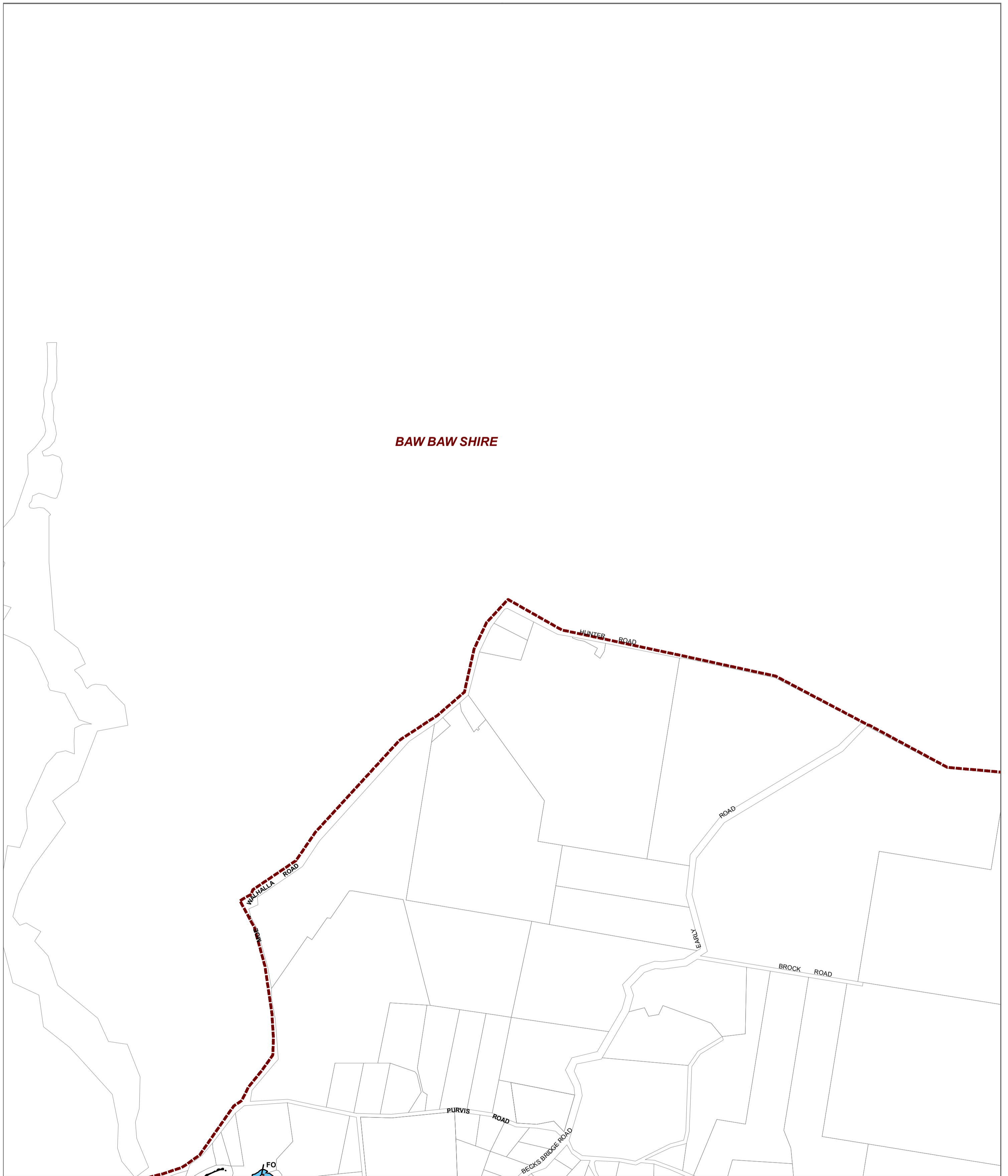


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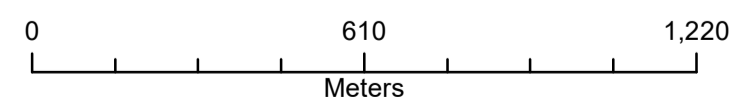
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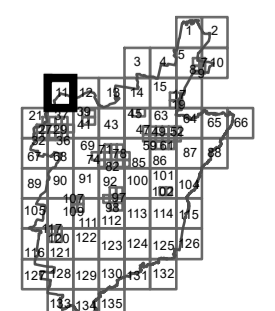
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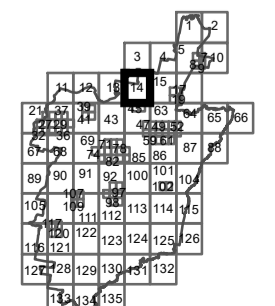
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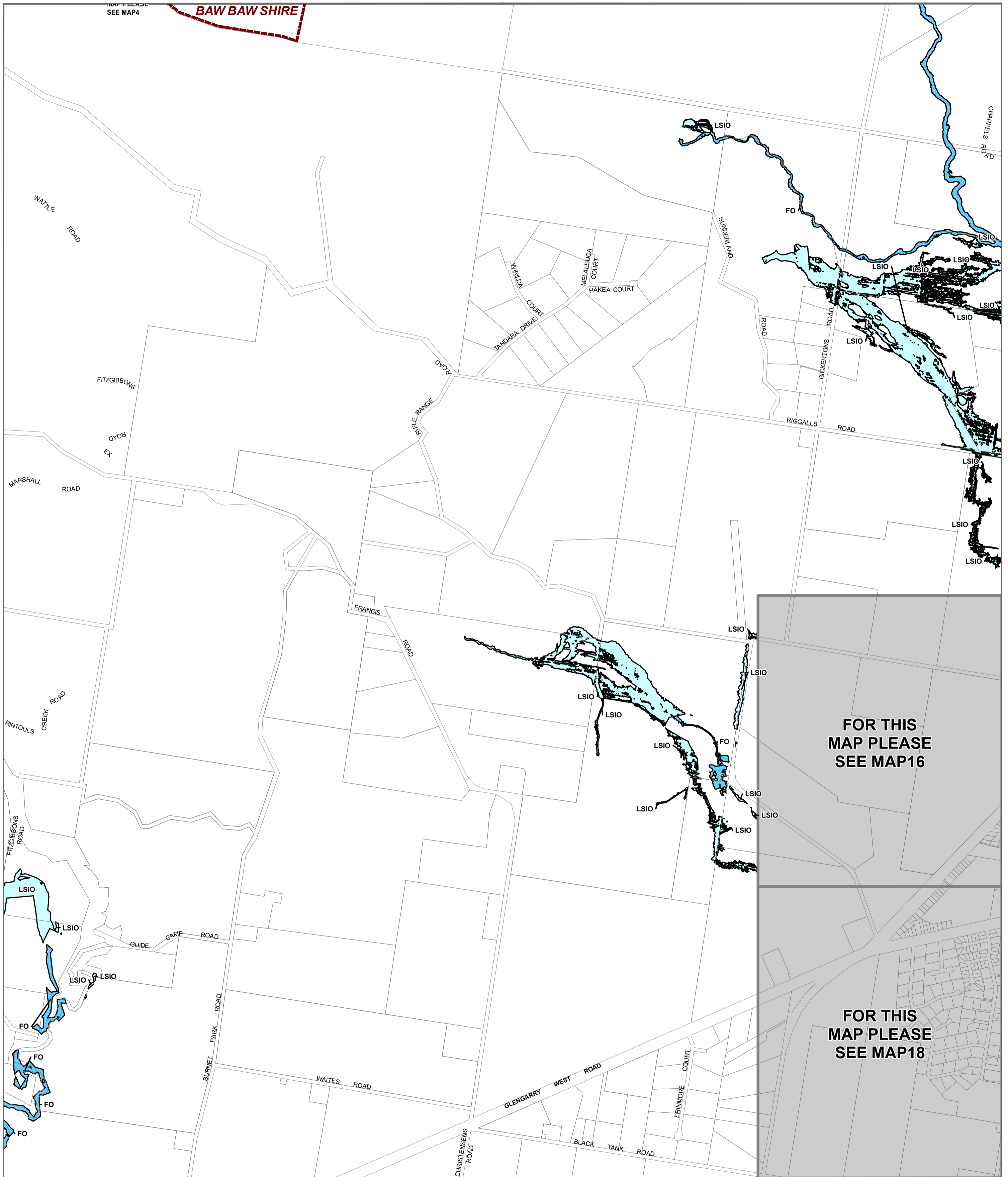
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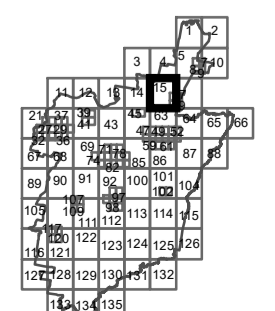
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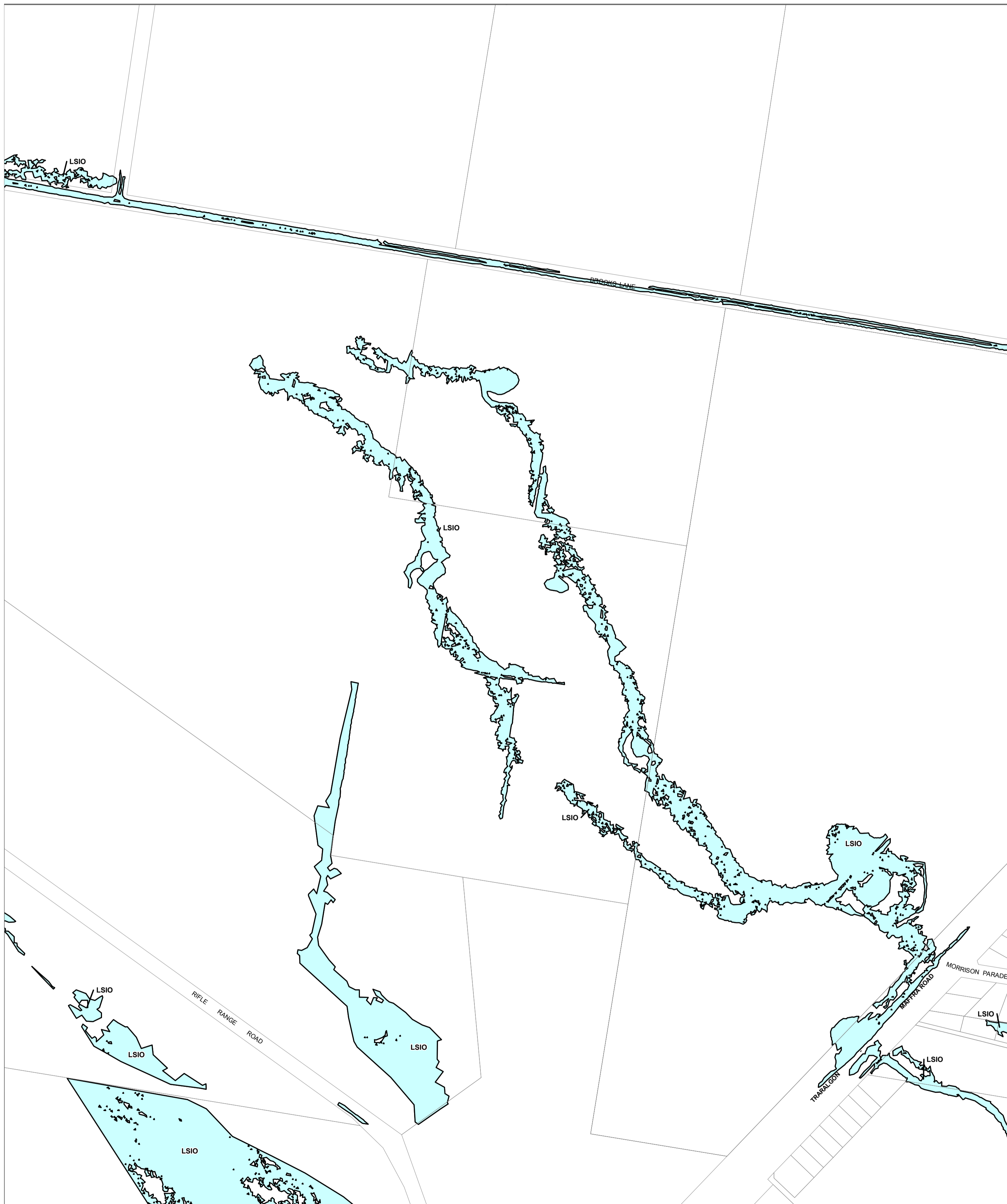
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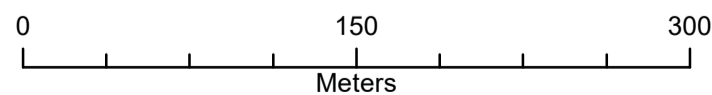


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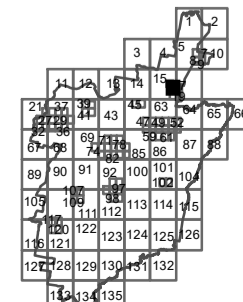
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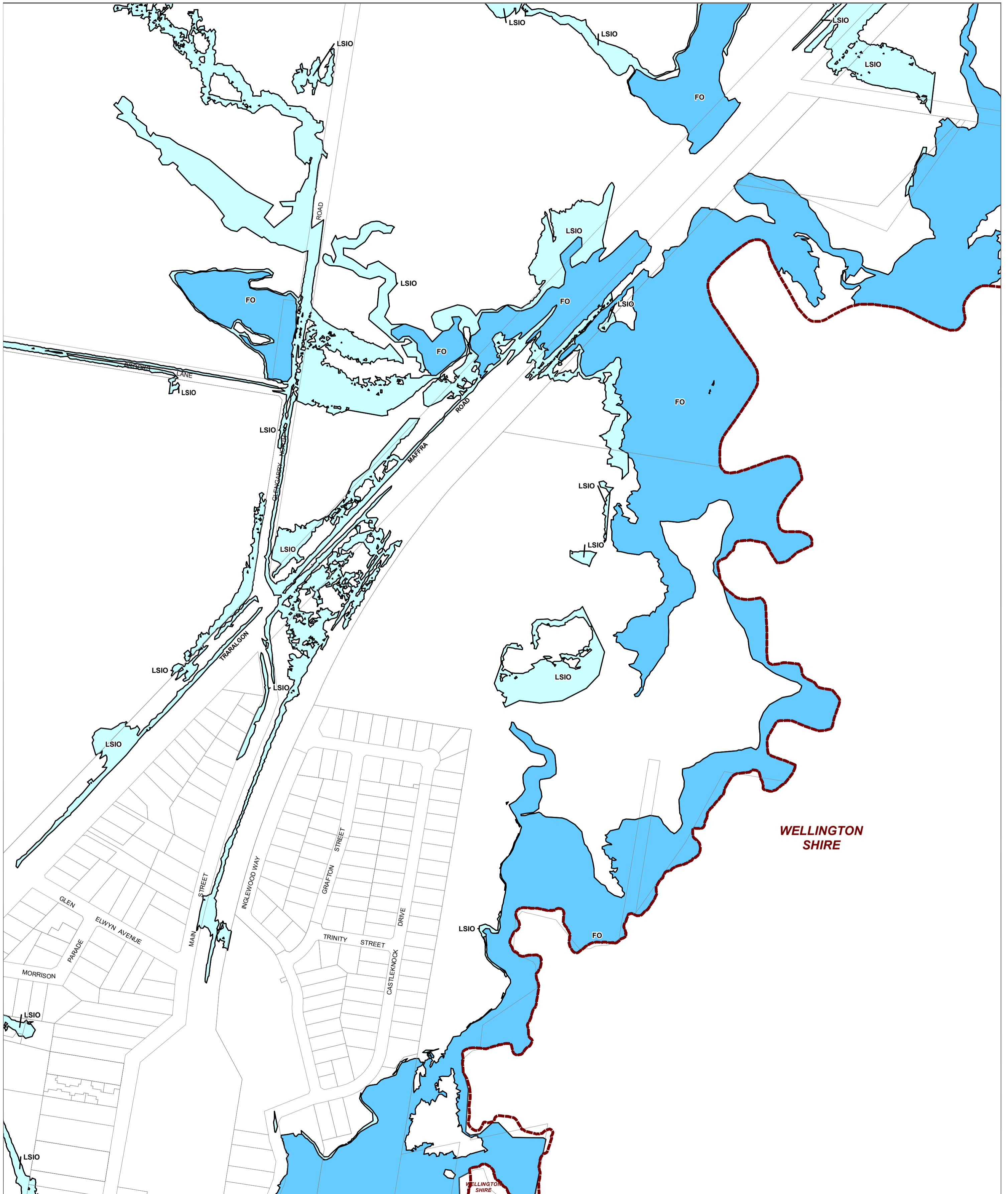
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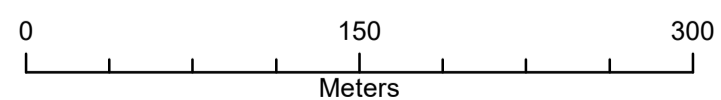


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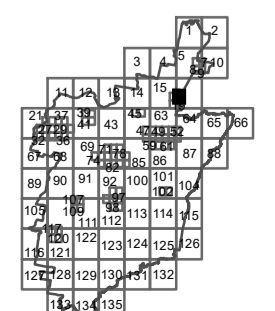
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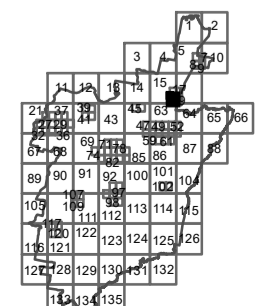
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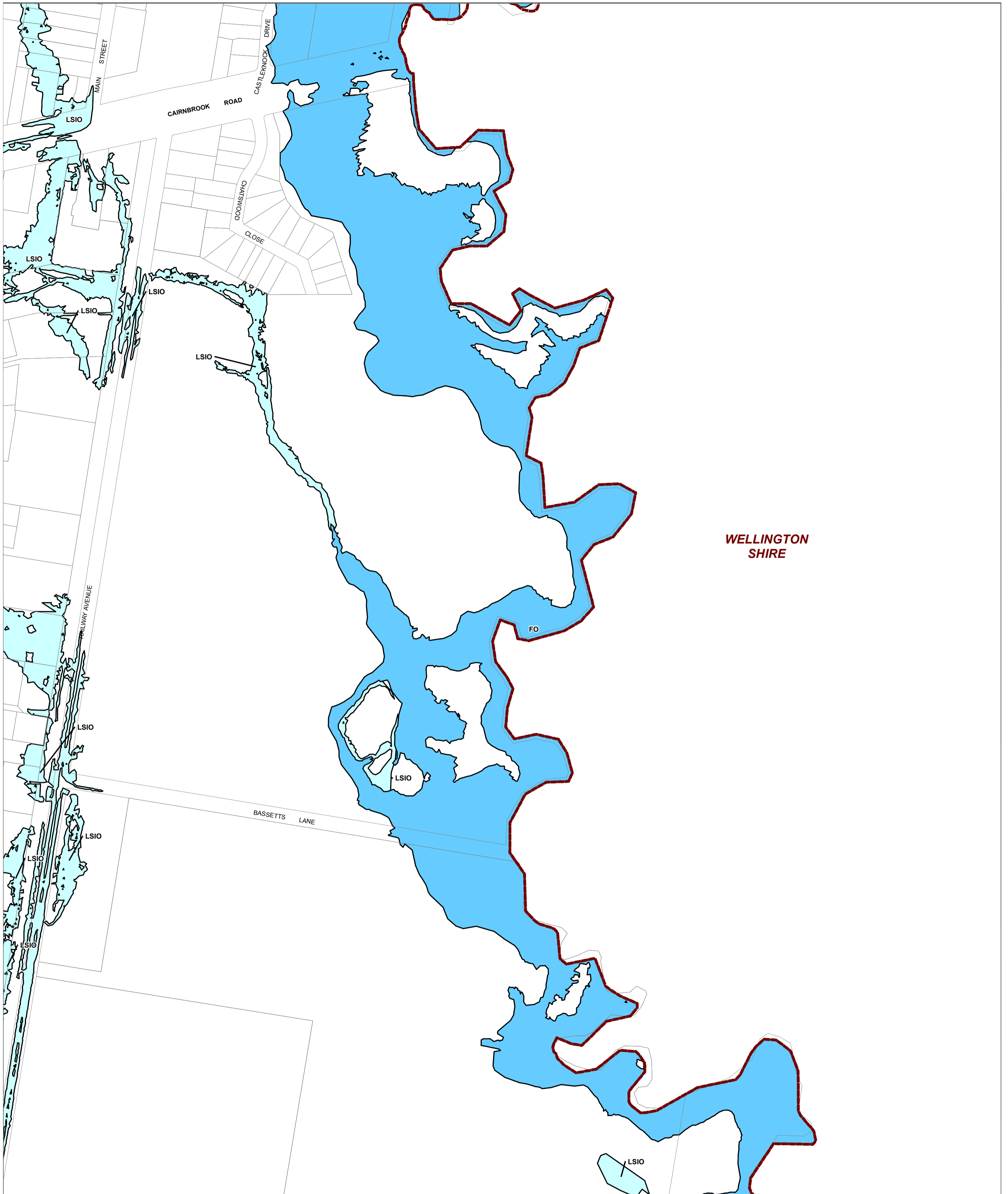
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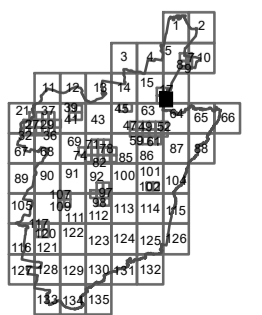
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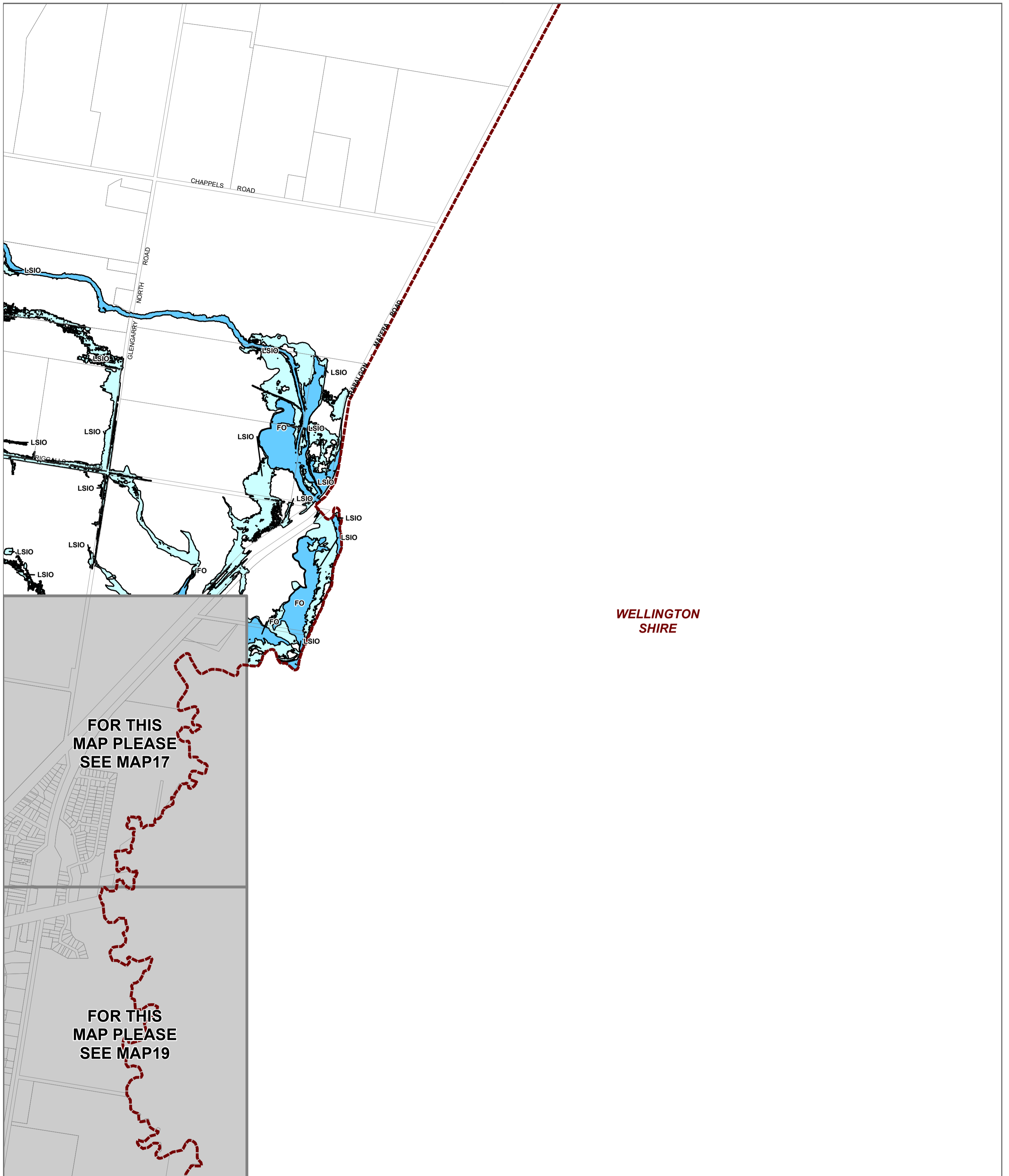
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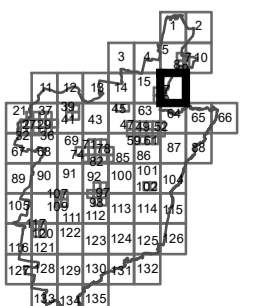
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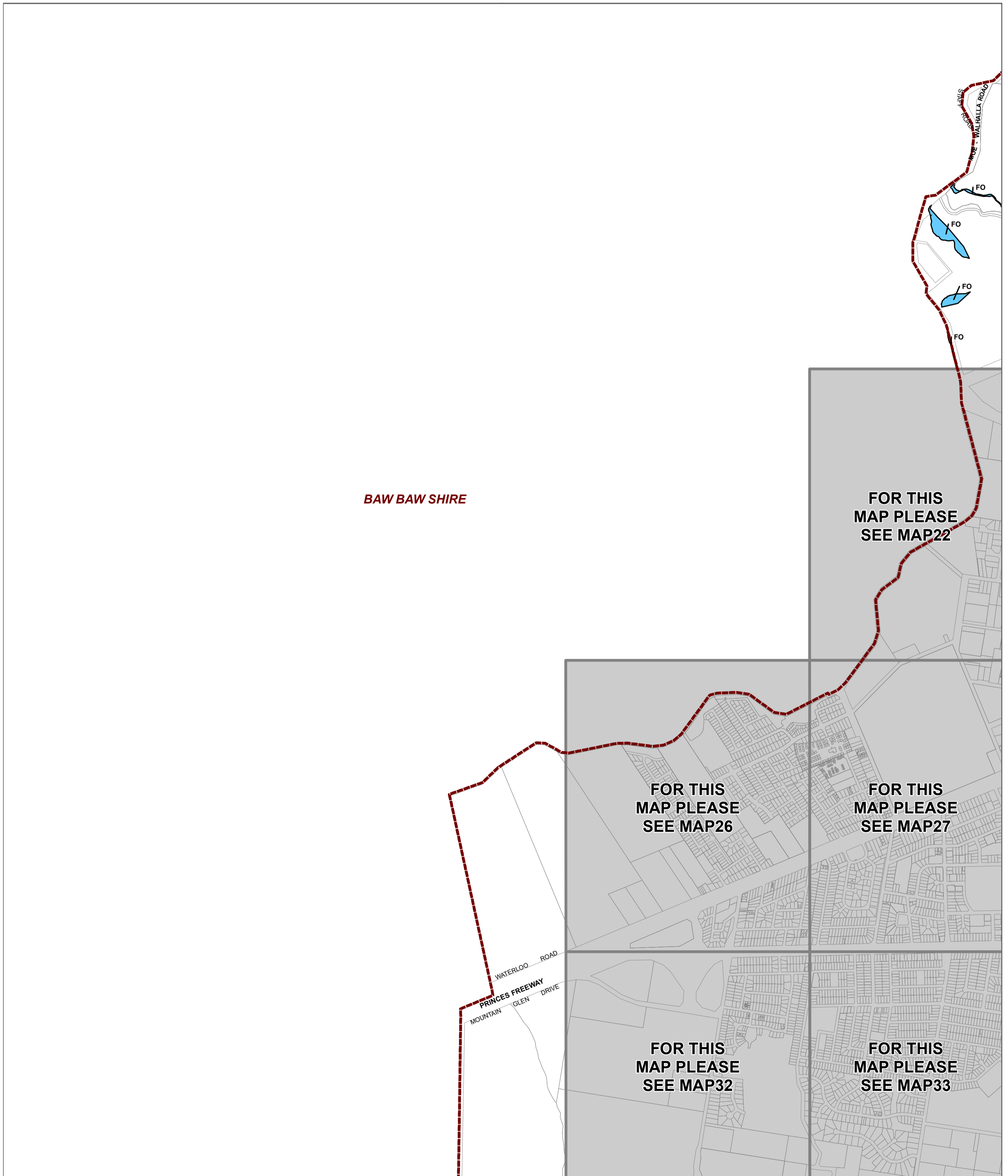
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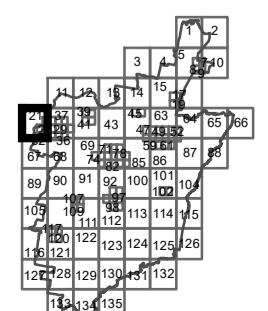
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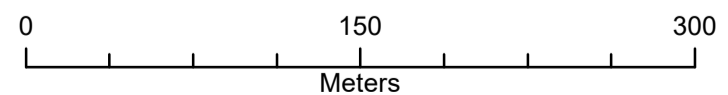


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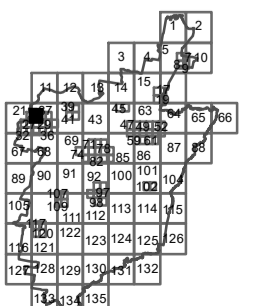
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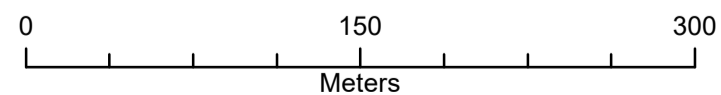




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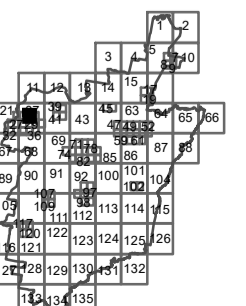
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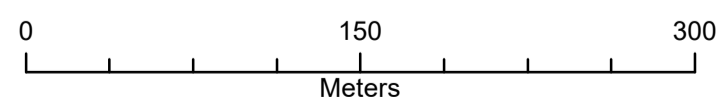




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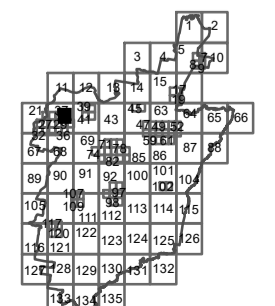
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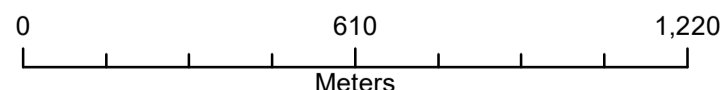
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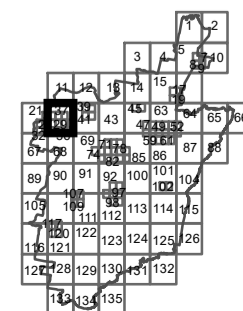
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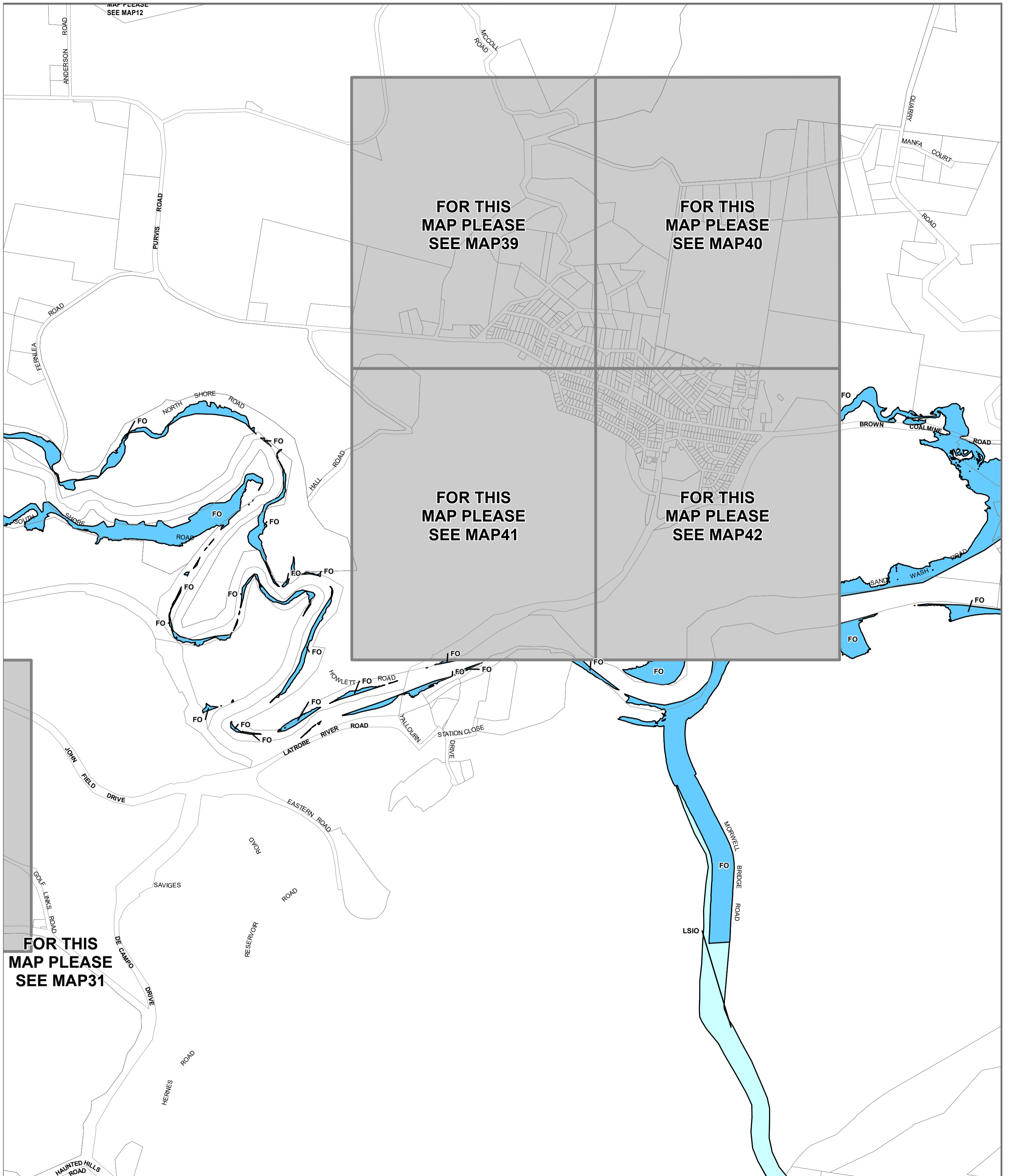
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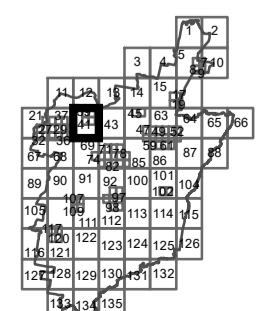
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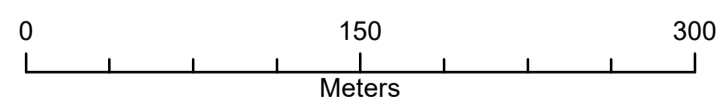




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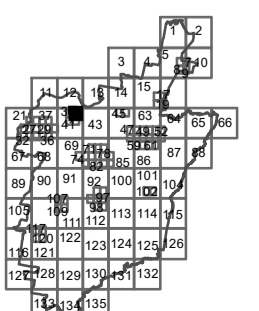
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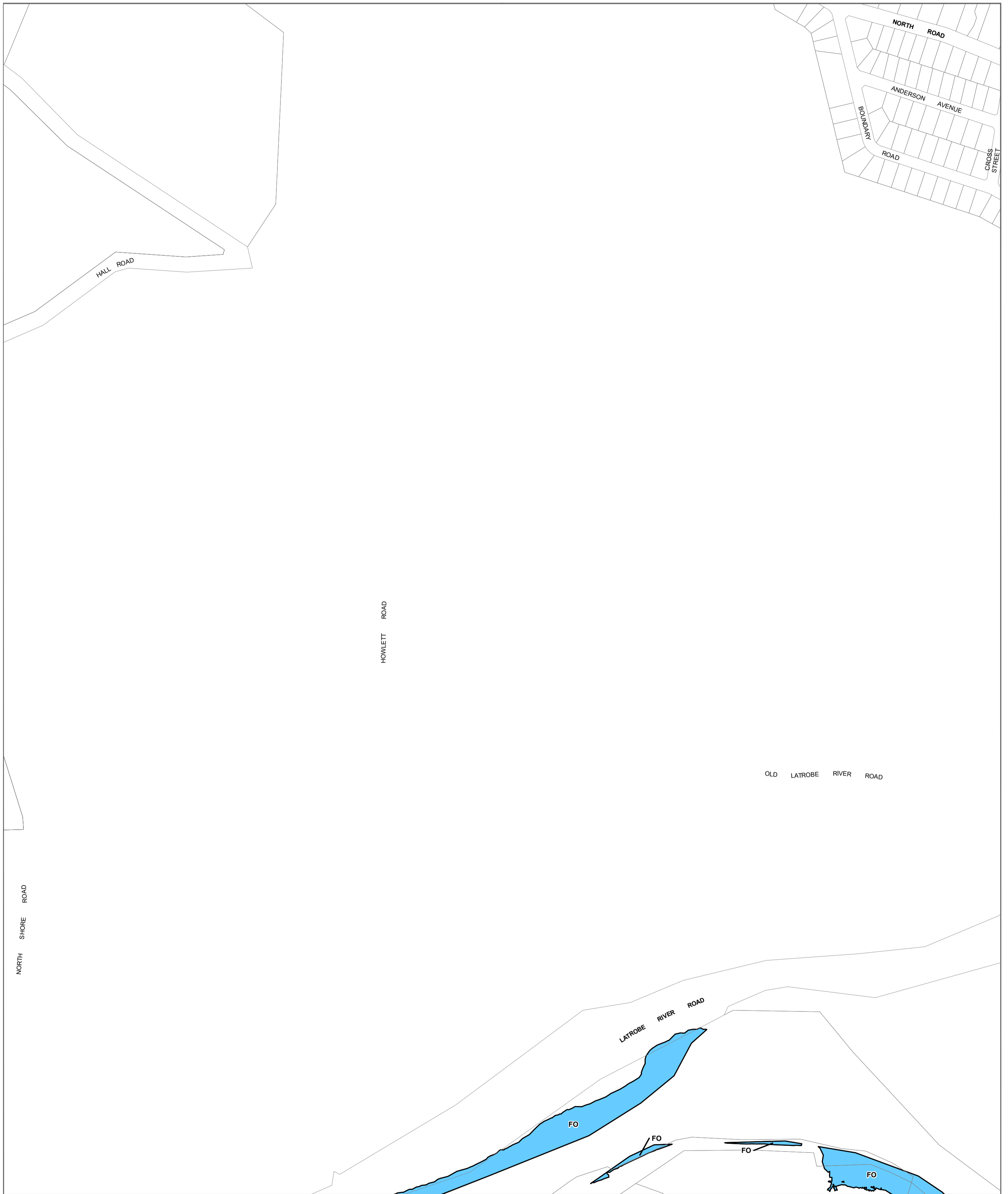
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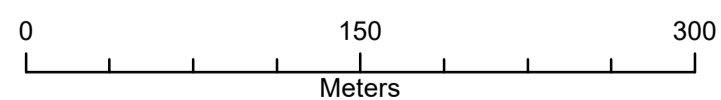




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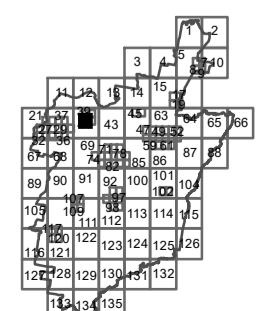
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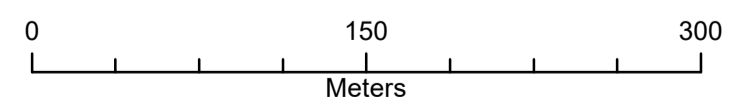




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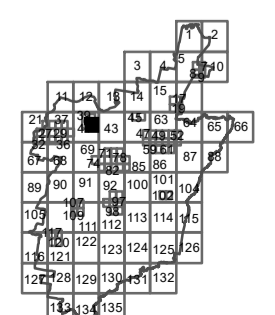
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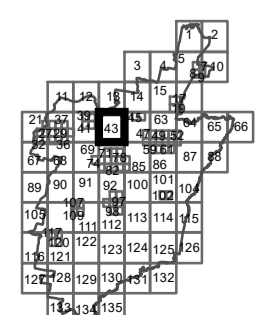
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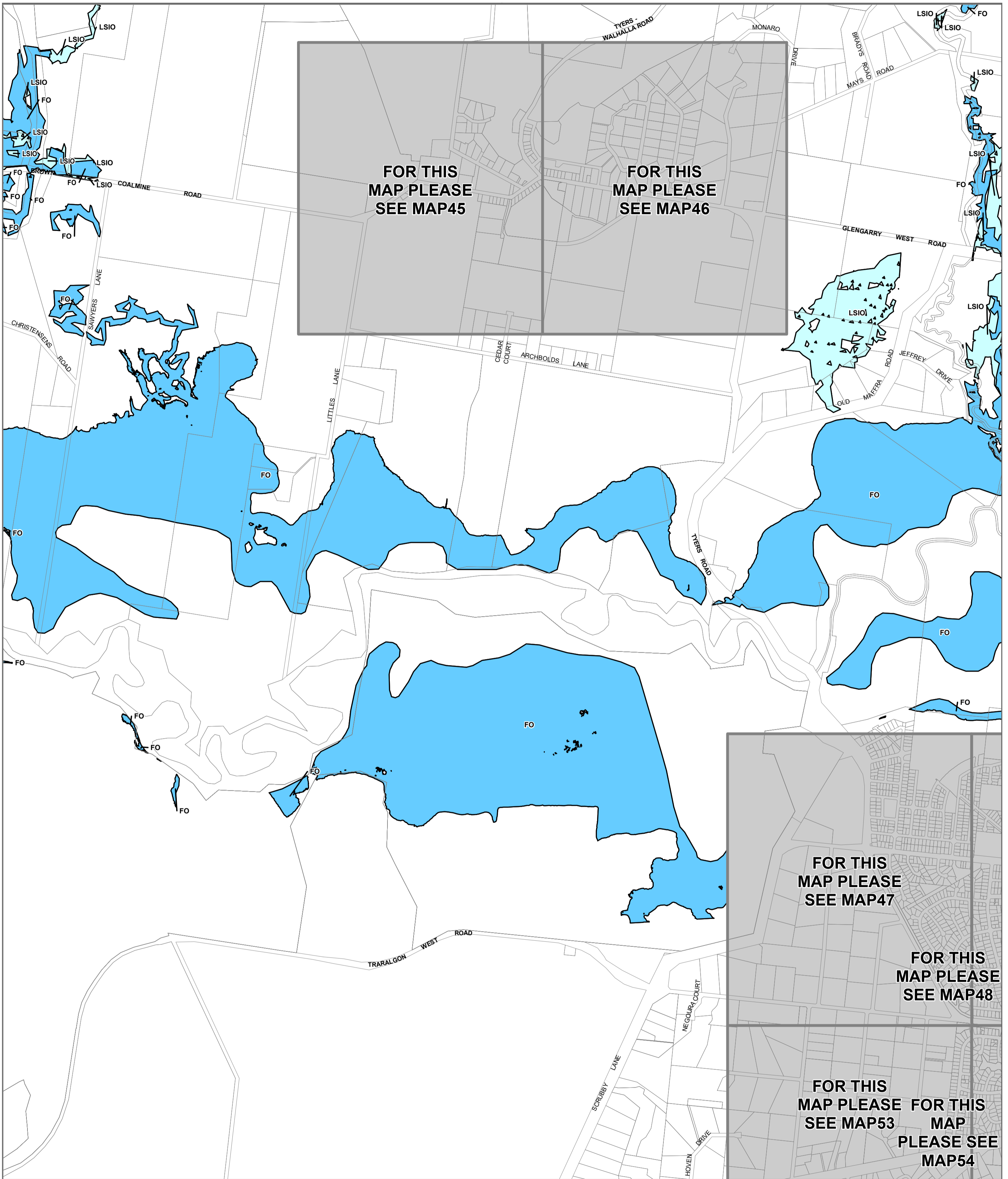
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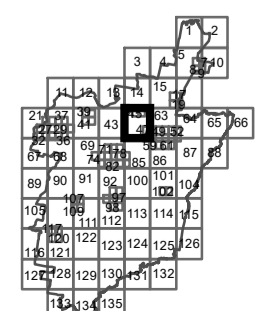
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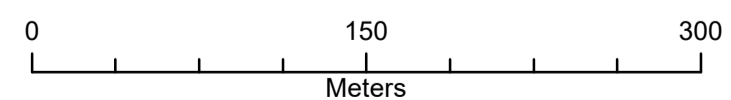




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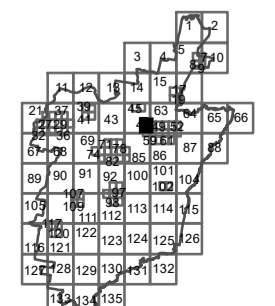
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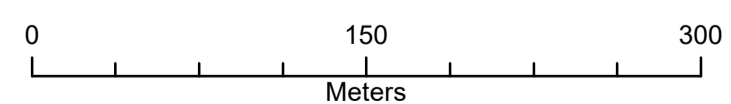
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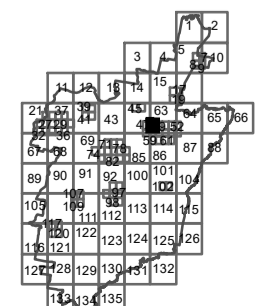
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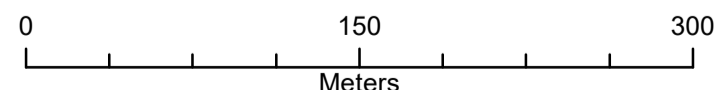




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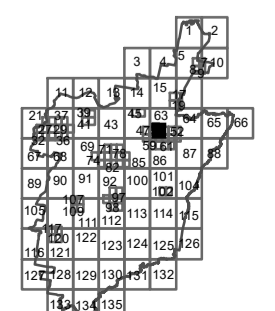
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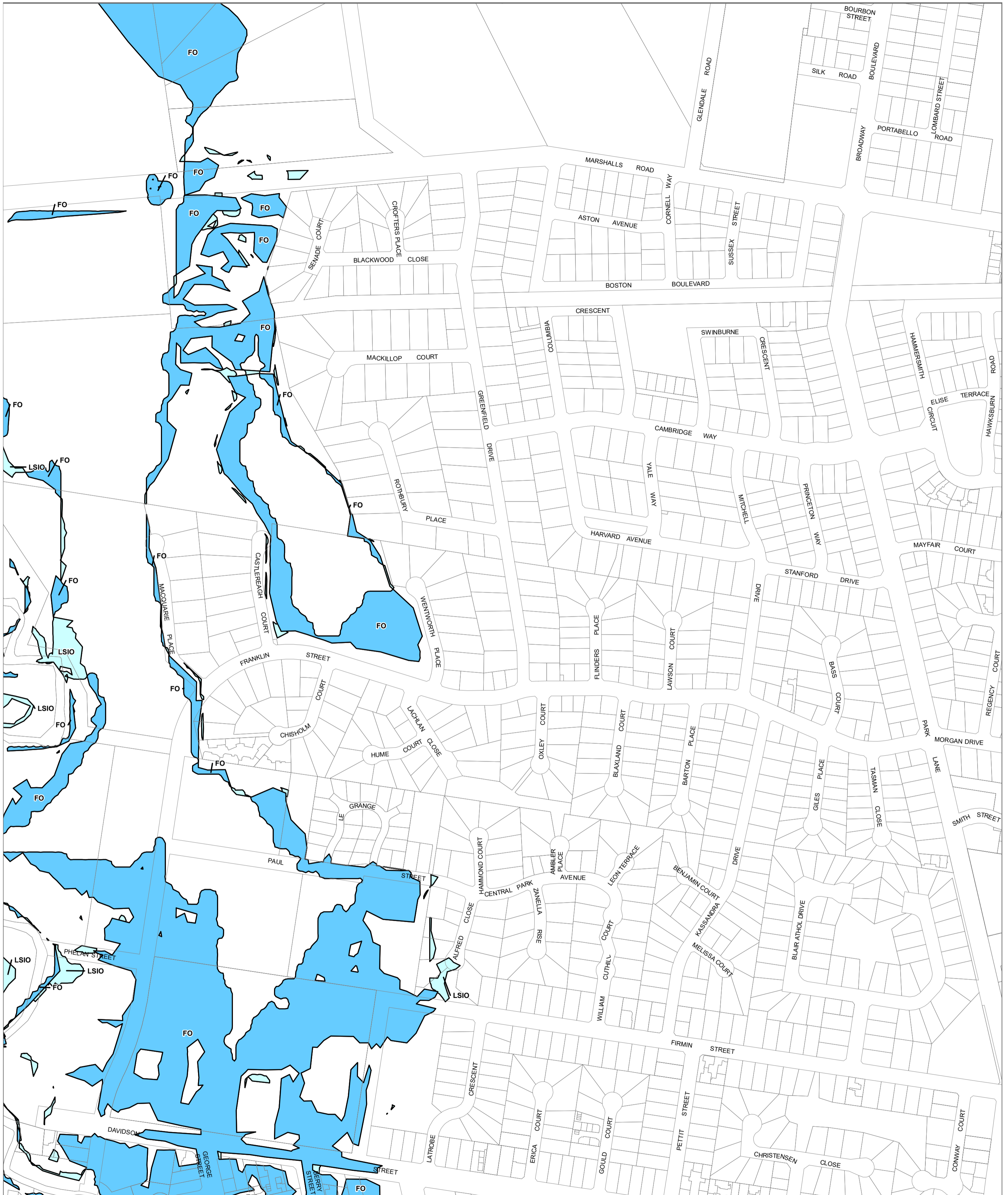


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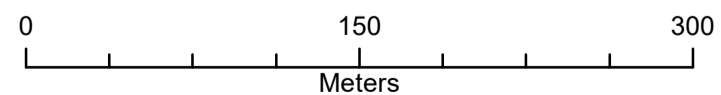


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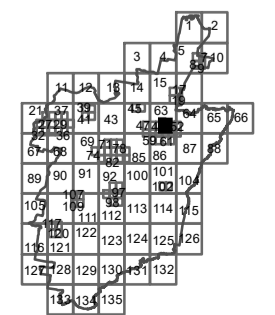
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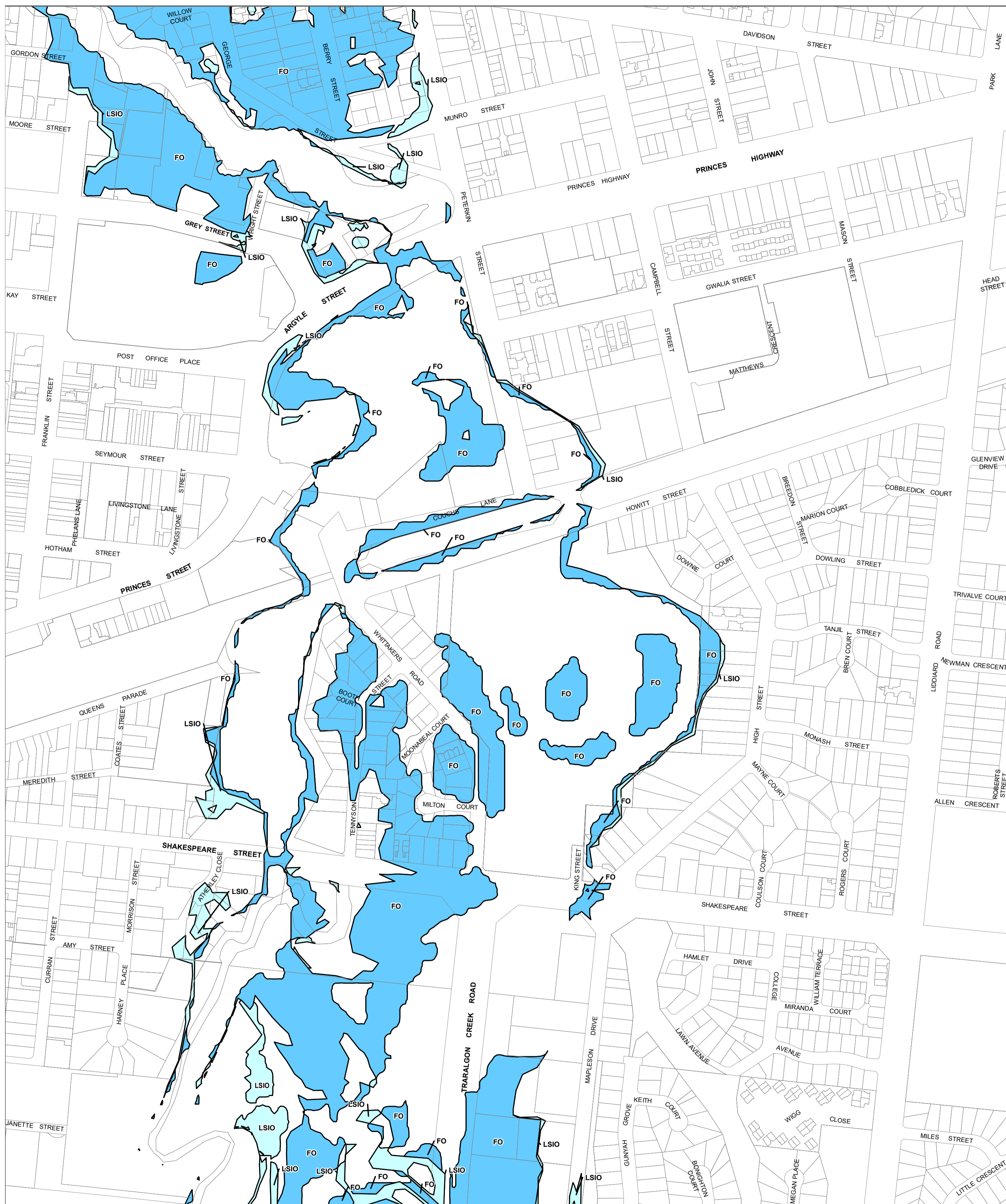
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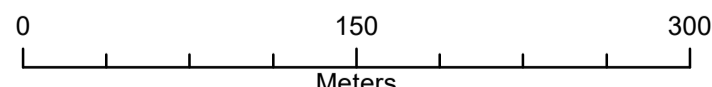


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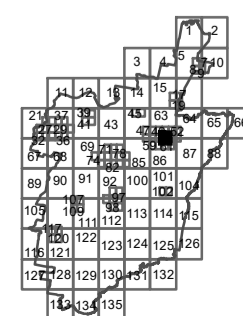
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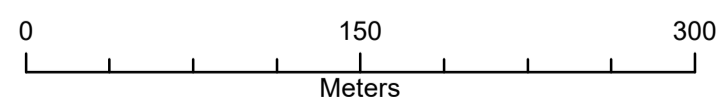




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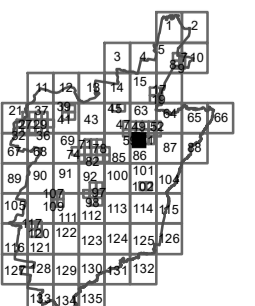
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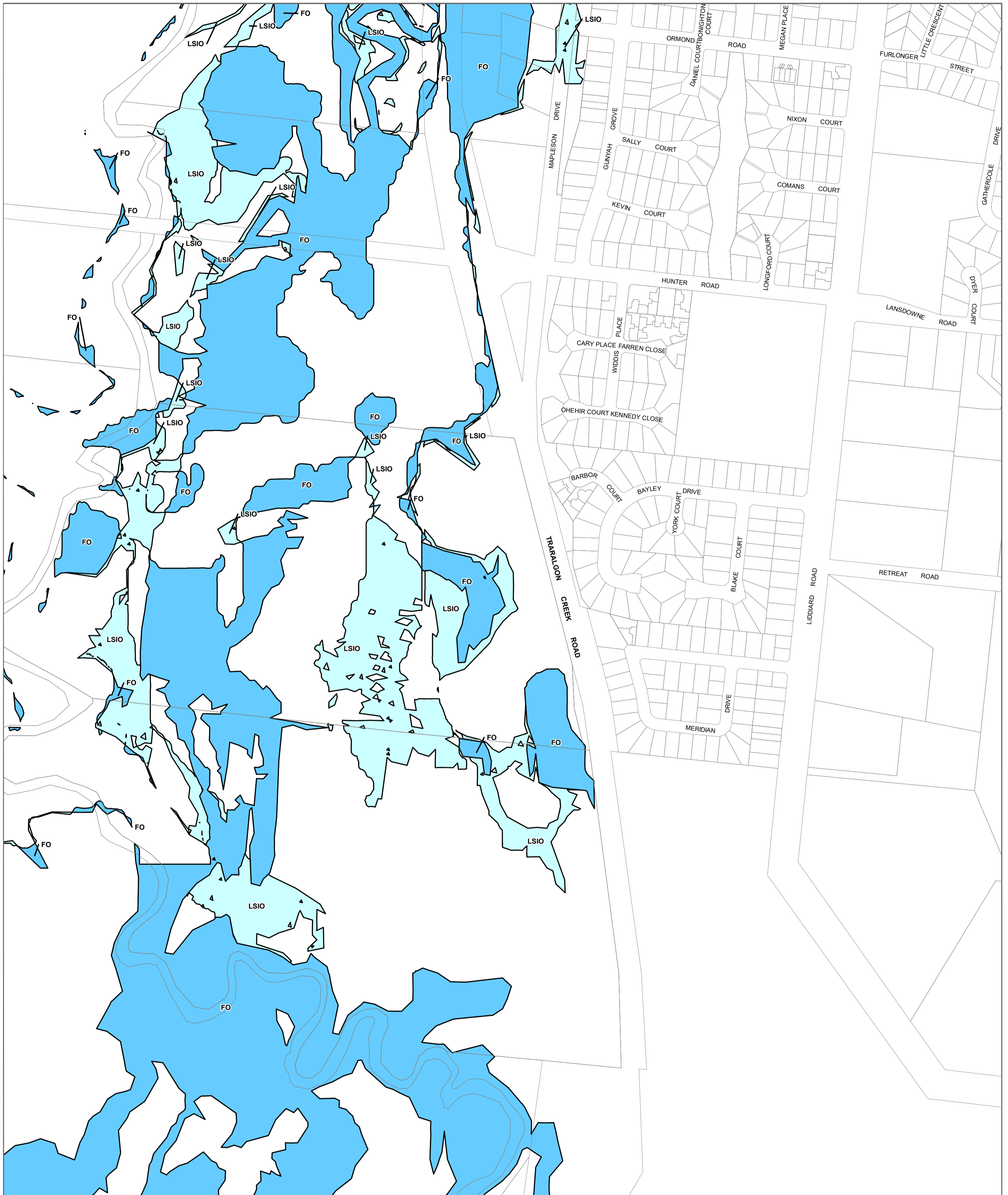
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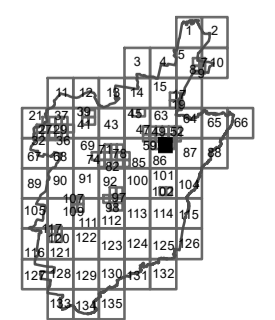
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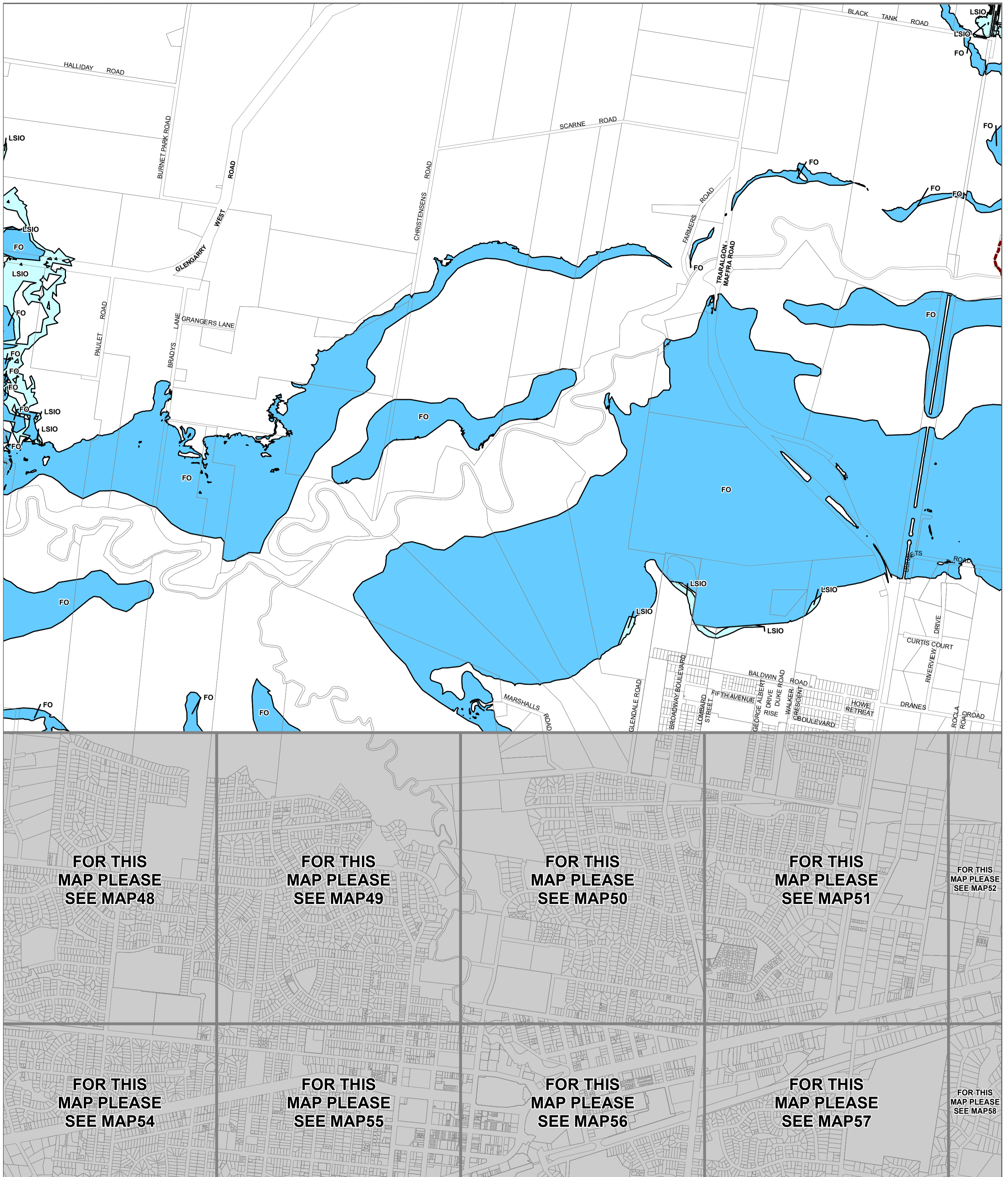
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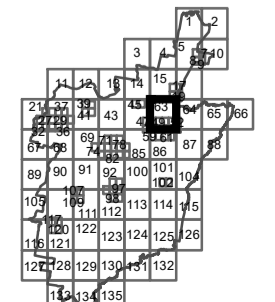
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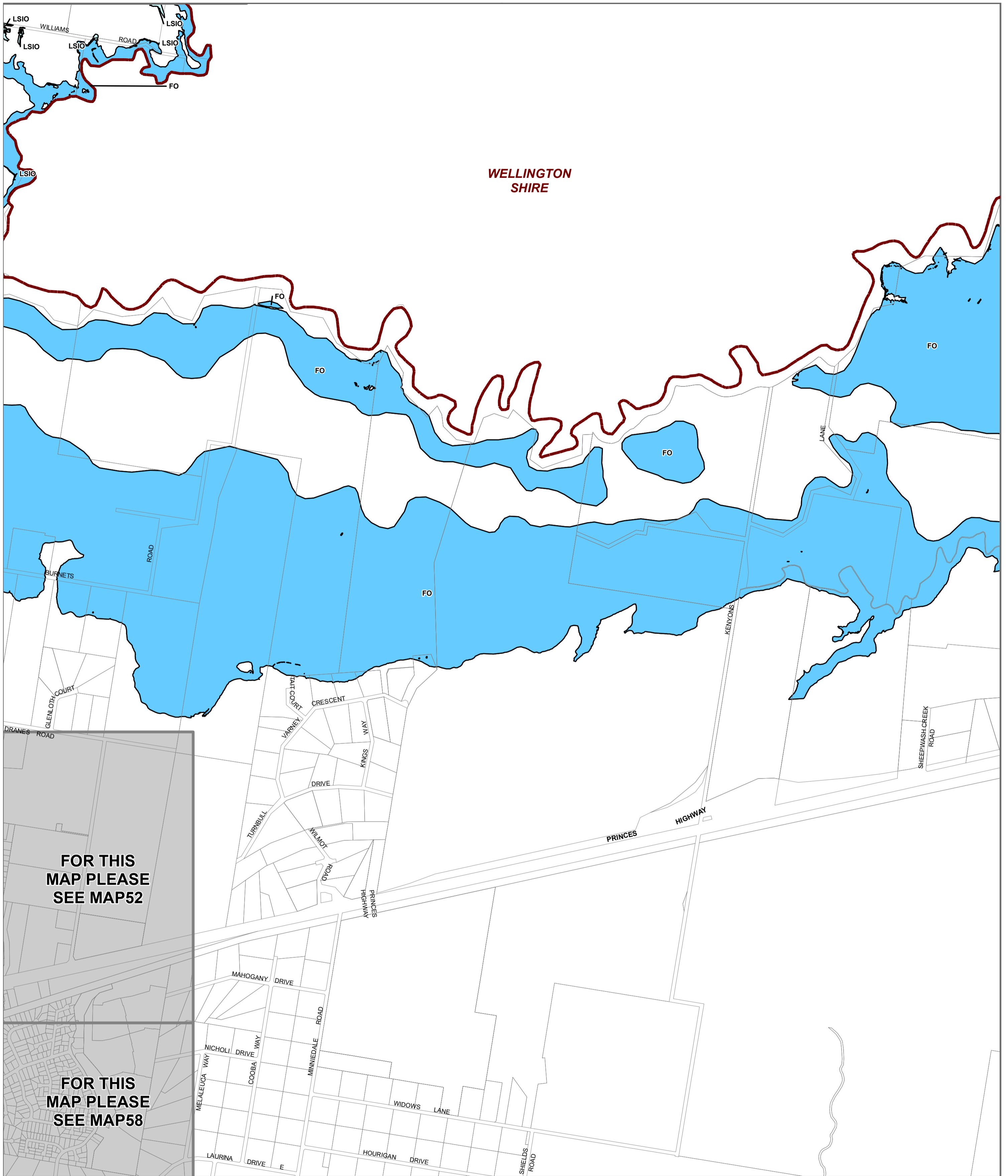
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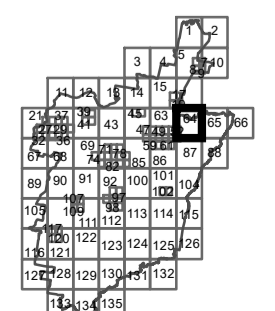
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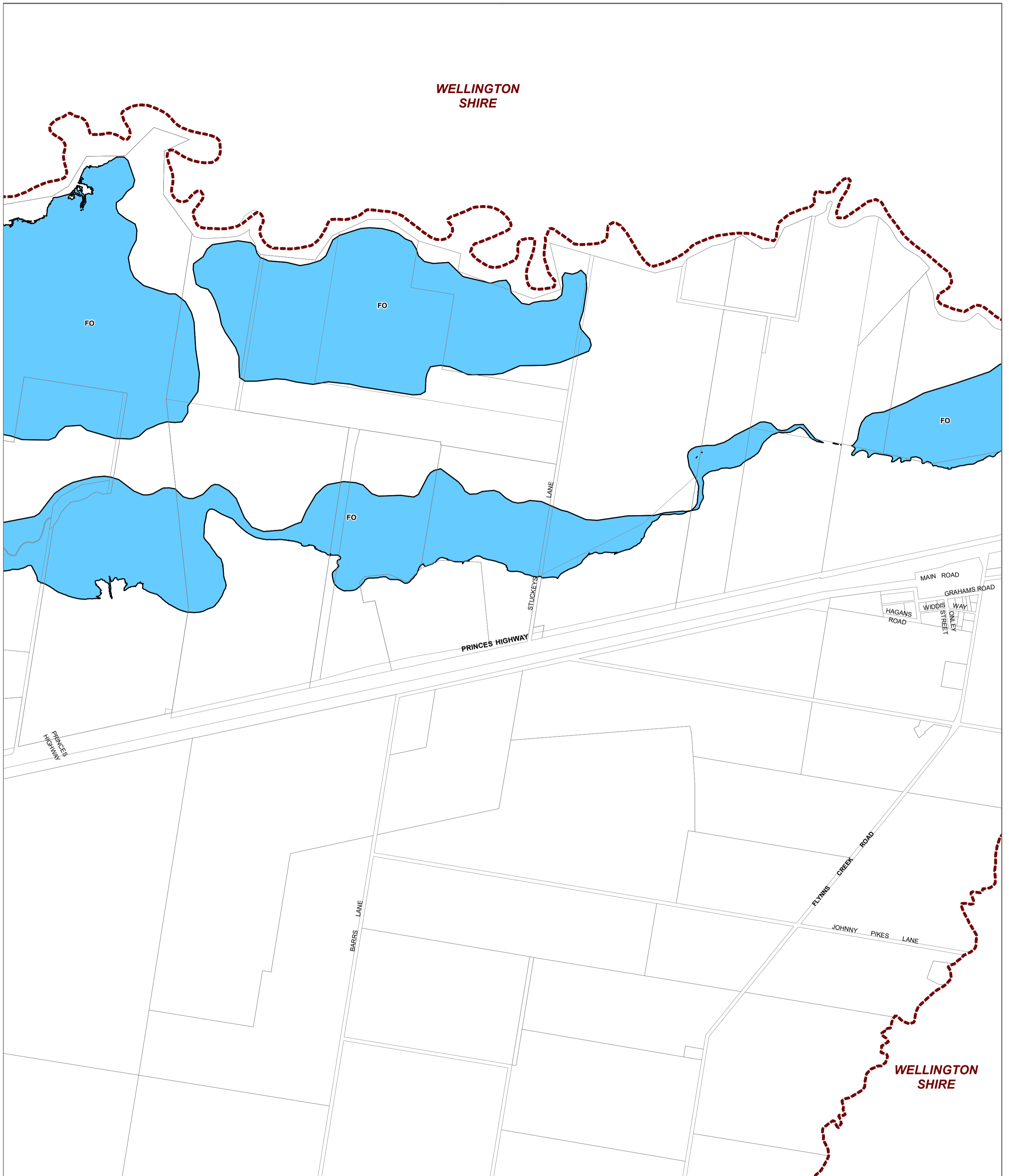
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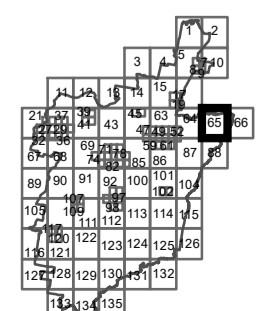
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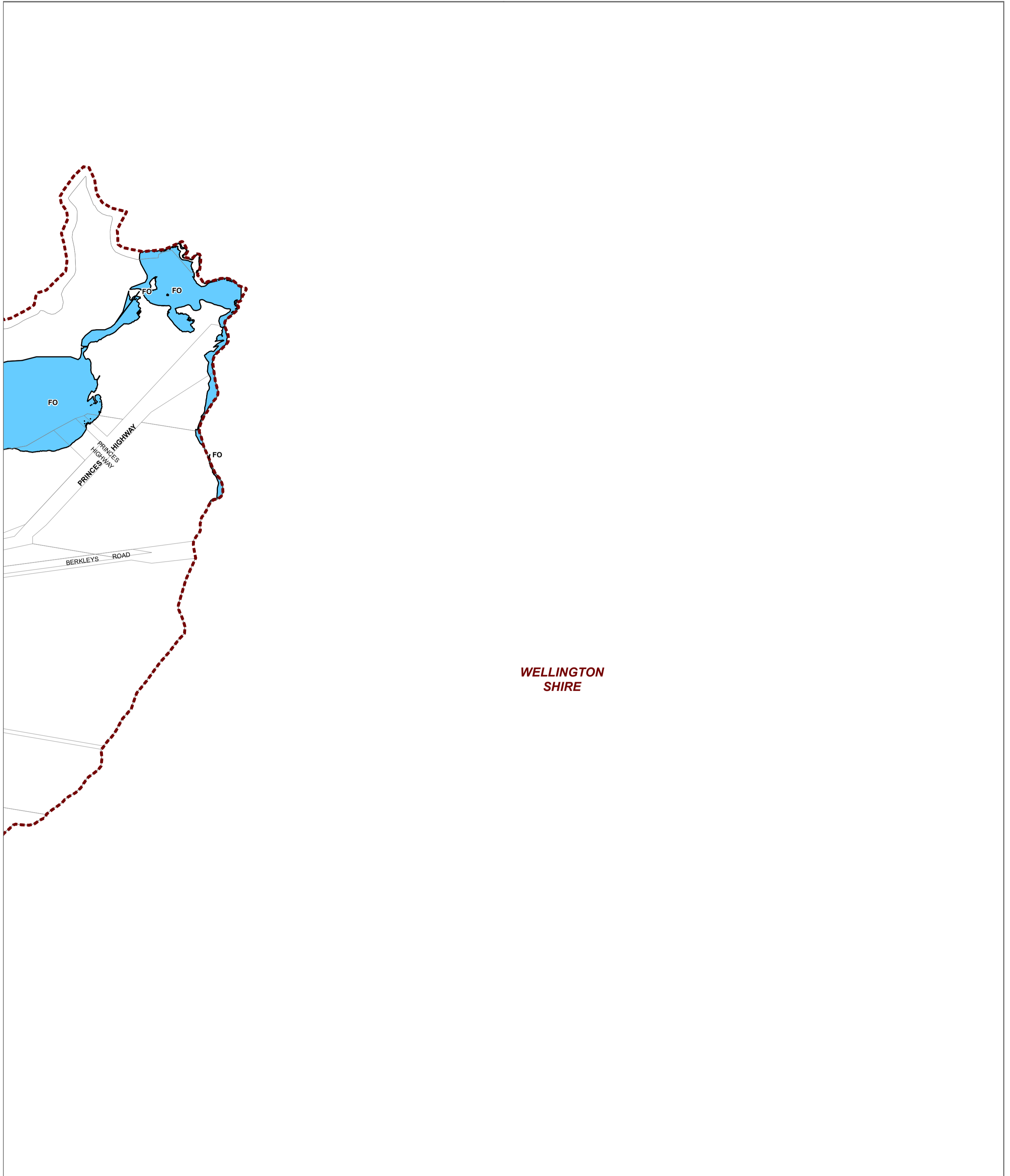
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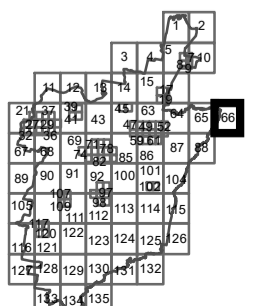
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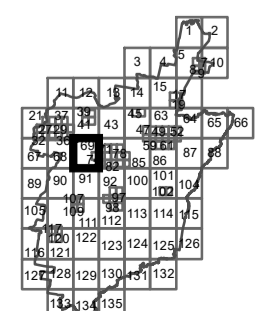
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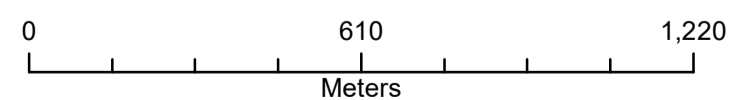
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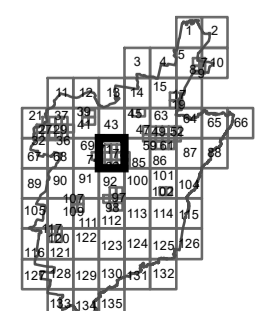
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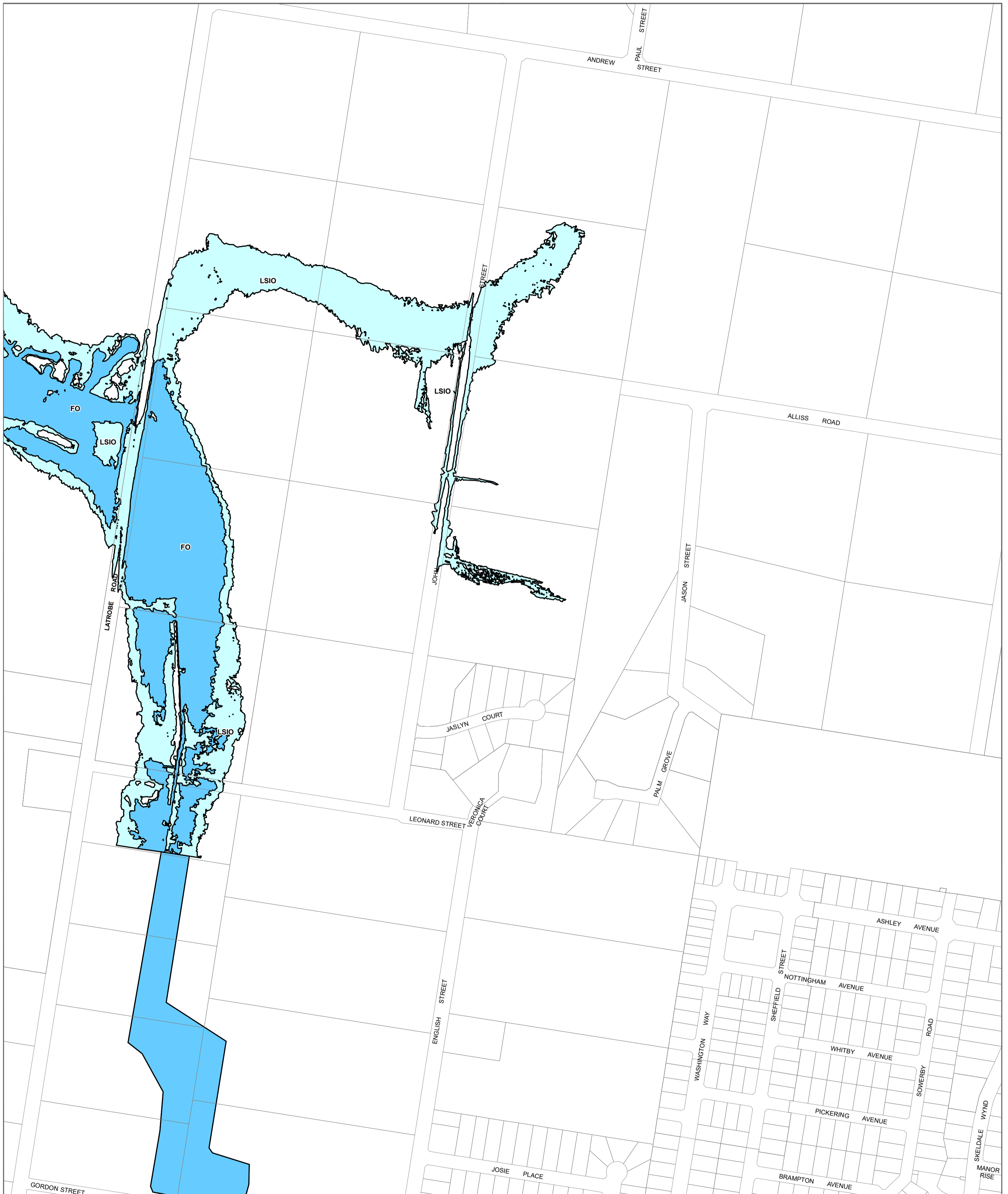

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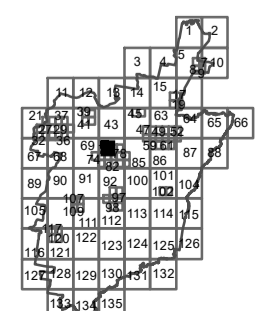
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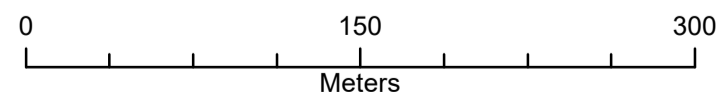


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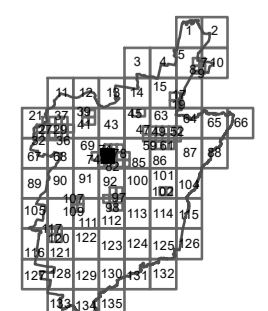
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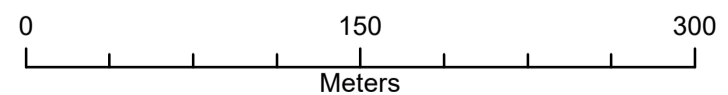
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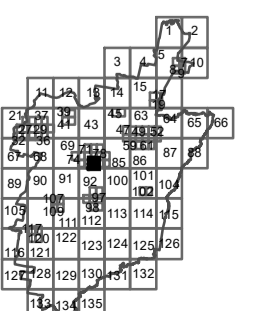


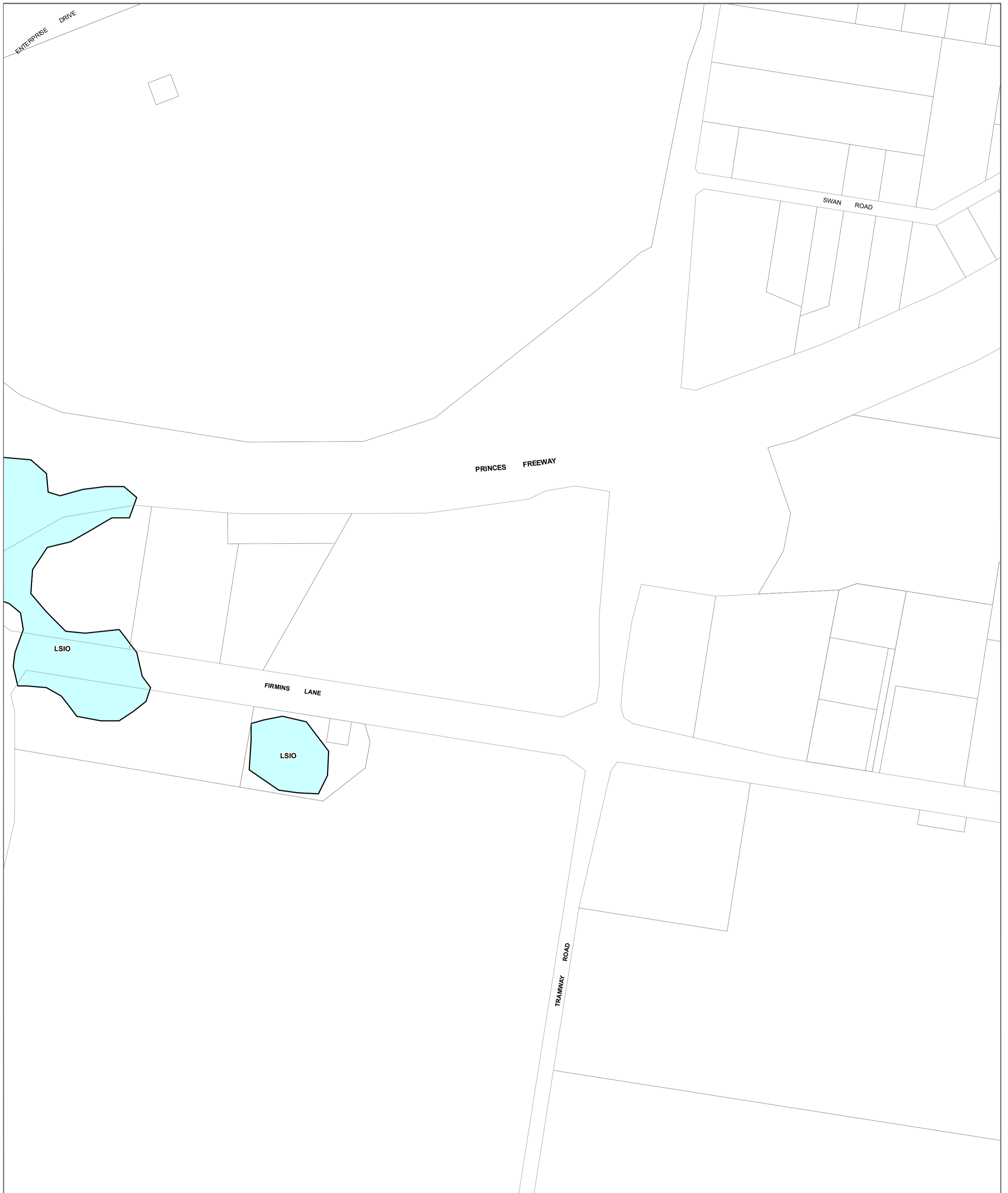
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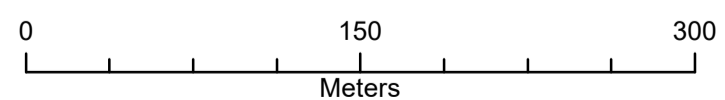




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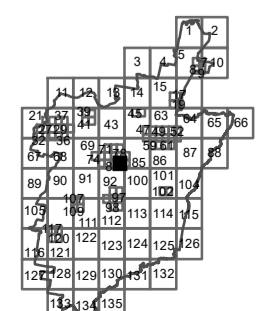
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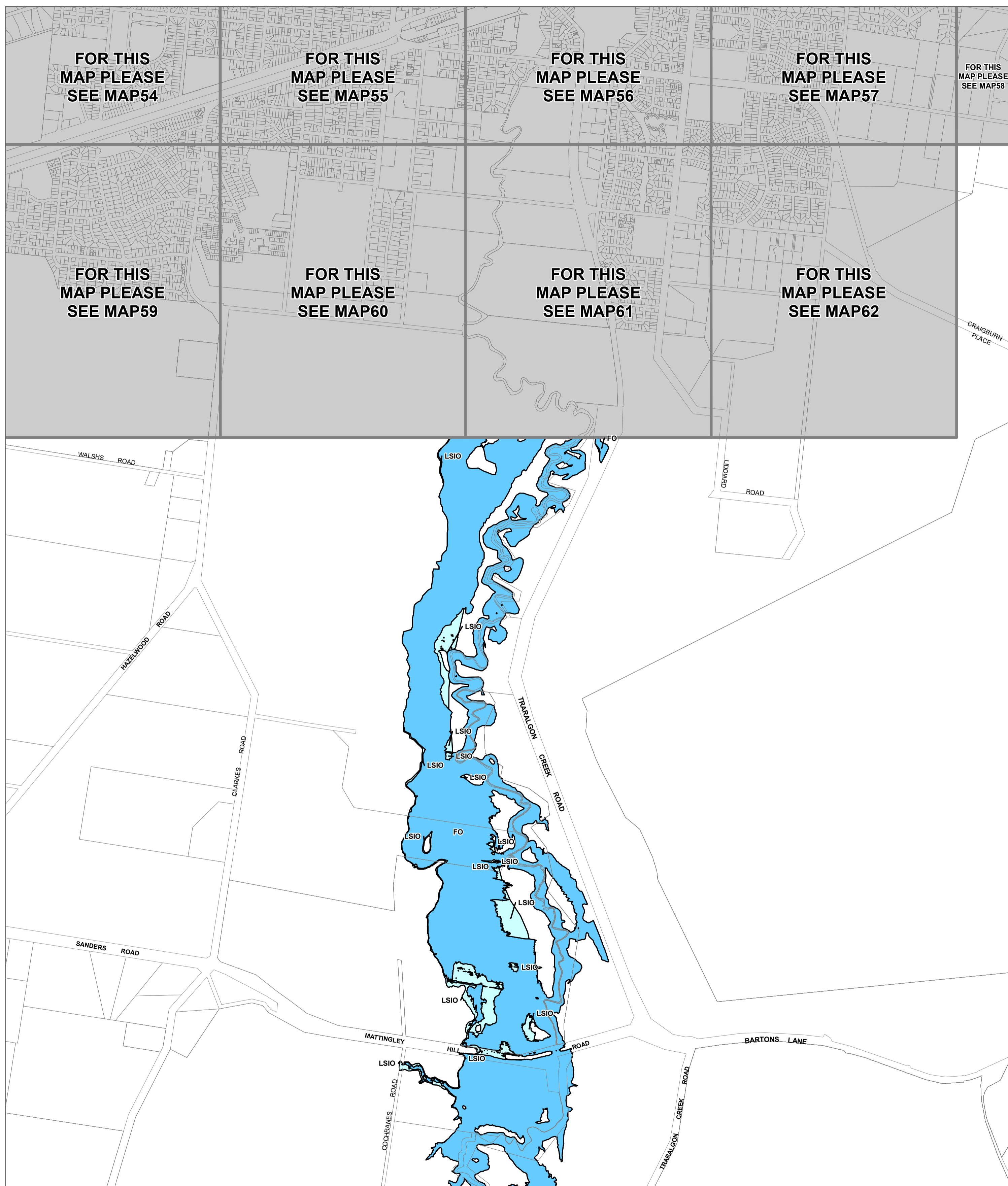
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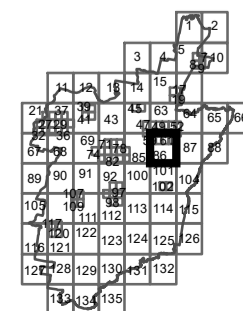
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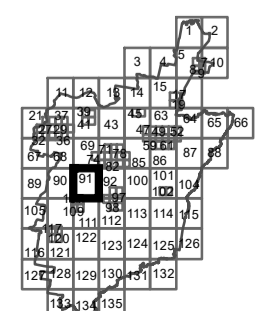


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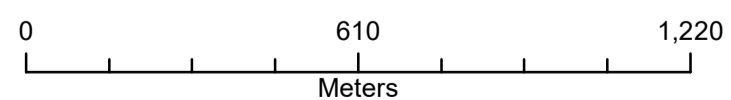




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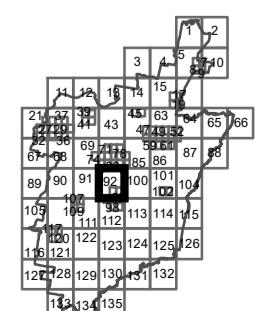
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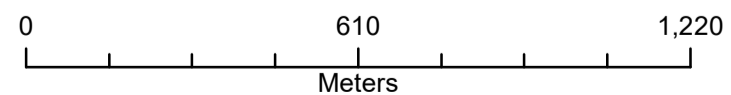
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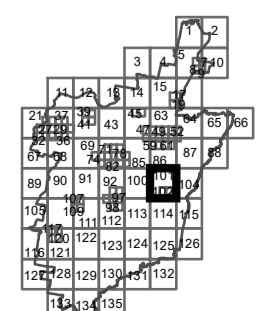
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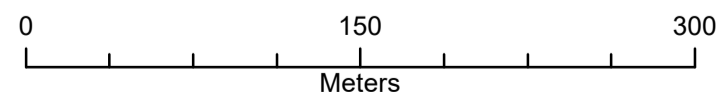
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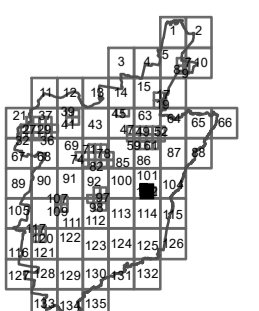
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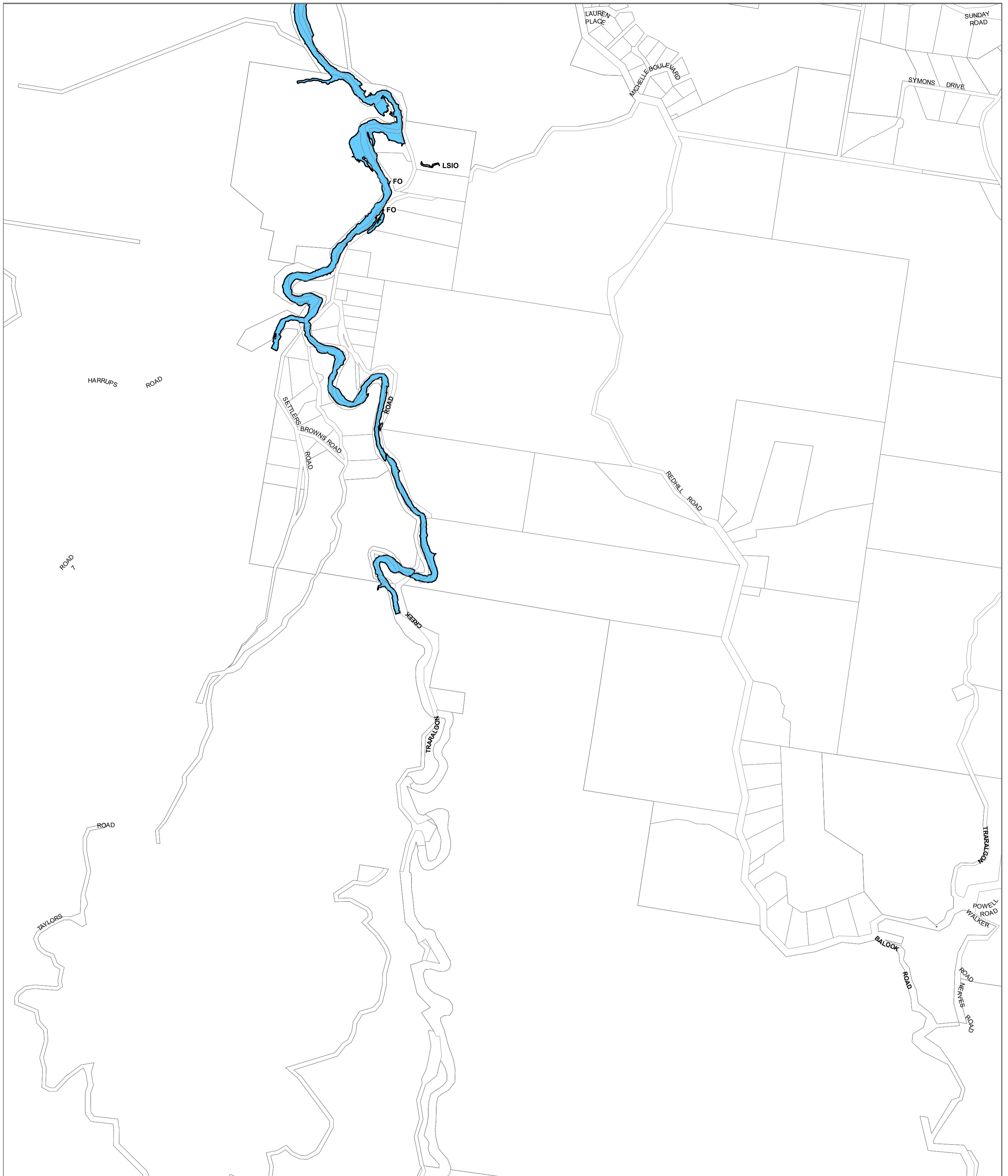

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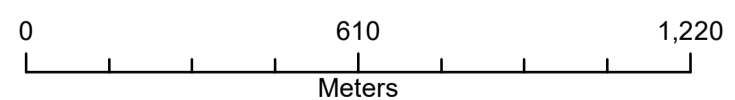
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