



Department of Transport

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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.

A handwritten signature in black ink, appearing to be 'ADH'.

Yours sincerely


Manager Transport Integration | Gippsland

07 / 02 / 2022

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Hello Jemma

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: 03 5662 9236 | **F:** 03 5662 3754 | **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]

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

[REDACTED] 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 [REDACTED] to Miriam Turner 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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Miriam Turner

Just wanting to chase up some information following Monday's zoom meeting with Ben Proctor and ourselves relating to stormwater. Ben indicated that Jazmine Court's 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 identify Jazmine Court 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 Jazmine Court 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 Jazmine Court 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 at 12 Jazmine Court 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 signature]

[Redacted address line 1]

[Redacted address line 2]

Miriam Turner

With regard to Amendment C131, I believe the suggestion by Latrobe City Council (LCC) that Jazmine Court 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 Jazmine Court as separated from the Traralgon Creek floodplain. Jazmine Court 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 Jazmine Court considering this separation and lack of flow path. Ben, indicated that Jazmine Court's 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 Jazmine Court we have never witnessed or been impacted by stormwater or any resulting movement of that water. Stormwater infrastructure in Jazmine Court 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 Jazmine Court. 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 Jazmine Court. 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 Jazmine Court. 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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[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 Jazmine Court area including ours (Amendment C131latr MAP No 49LSIO-FO). The suggestion by LCC that Jazmine Court 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 Jazmine Court area.

This submission will have 2 parts and only consider the Jazmine Court, 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 Jazmine Court is impacted by flood and inundation from Traralgon Creek.

Part 1 – Stormwater?

1.1/ During a meeting with Miriam Turner (LCC) & Ben Proctor (WGCMA) on 14th February, I asked how flood and inundation could possibly occur at Jazmine Court considering a separation of flow path from Traralgon Creek and area is outside floodplain. It was indicated that Jazmine Court's 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] [REDACTED] we have never witnessed or been impacted by stormwater or any resulting movement of that water. Stormwater infrastructure in Jazmine Court 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 Jazmine Court's issue were stormwater related, the "Land Subject to Inundation Overlay" (LSIO) for which LCC wants to apply to our property and general Jazmine Court area 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 Jazmine Court is neither within nor on the fringe of Traralgon Creek floodplain.

1.3/ Development of Jazmine Court 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 Jazmine Court 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 Jazmine Court 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 Jazmine Court 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 Trent Court, Traralgon shows stormwater flooding from this event. Why will Trent Court not have LSIO applied, despite evidence an issue exists? Is this because Trent Court is not within Traralgon Creek catchment area? Jazmine Court has 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.



14th October 2021. Trent Court, Traralgon regularly impacted by stormwater. LCC believes issue with Jazmine Court inundation is same as here in Trent Court. (Source: G Duncan)

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 Jazmine Court. 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 Jazmine Court area. Therefore, Amendment C131 application of a LSIO to our property and Jazmine Court 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 Jazmine Court 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 Jazmine Court. I searched hundreds of sites online for any evidence of flood impact in or around Jazmine Court. I found none. No photos, video, or reports of flood in Jazmine Court. I did find photos however showing Jazmine Court 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. Jazmine Court 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 Jazmine Court as quite significant. Is the consequence of Jazmine Court 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 Jazmine Court 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 Jazmine Courts AHD elevation at between 37 & 39m. LCC therefore believes that when Jazmine Court is inundated with up to 250mm of flood water, properties on Hedges Avenue (AHD 35m) are 2-4m underwater. Properties on Bowral Way (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 Jazmine Court 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 Jazmine Court 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 Jazmine Court area is inconsistent, arbitrary, and discriminatory.



June 2021. Davidson Street Traralgon. 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 Jazmine Court 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 Jazmine Court inundated by flood water during this event, the aerial photograph below depicts a very different factual truth.



2012 flood event. Jazmine Court NOT inundated. (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 Jazmine Court 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 Jazmine Court inundated by flood water no fewer than 6 times in past 12 months. This animation affirming LCC's opinion of inundation around Jazmine Court 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 Jazmine Court 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 Jazmine Court is not impacted by inundation during 1% AEP events.



Flooding in Traralgon, September 1993, looking north west. Firmin Street in the foreground and Harold Preston Park to the left.

1993 Largest flood on record. 1% AEP event.

Red area is location of Jazmine Court. 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 Jazmine Court 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 Jazmine Court during these flood events.



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

Stormwater or mainstream flooding does not occur in the Jazmine Court 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 Jazmine Court area. I welcome the opportunity to discuss items and information presented in this submission further with LCC.

Regards



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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 60 Marshalls Road 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 an 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 have 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 payer's 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. Applying!!

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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

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

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 Kyne St 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 Kyne St. 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 [REDACTED] to discuss this in more detail.

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.



SRW acknowledges and respects the traditional owners of the land and waters upon which we work

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11:54

4G



Send this Snap!







11:54

4G





11:54

4G



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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

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 kyne st have been cleared. So to be fair to residents and rate payers if you need to have the ammendemt 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.

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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 Eton Avenue into account which have significantly altered the ground levels.

Kind regards,

[REDACTED]

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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: 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 Miriam,

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

Miriam Turner
Strategic Planning Officer
Latrobe City Council

Dear Miriam,

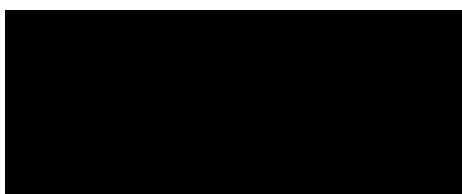
Regarding: Planning Scheme Amendment - Amendment C131

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

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

The Authority supports Planning Scheme Amendment C131.

Should you have any queries, please do not hesitate to contact Ben Proctor on 1300 094 262 or email planning@wgcm.vic.gov.au. To assist the Authority in handling any enquiries please quote correspondence with us.



Planning

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Hi Miriam,

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.

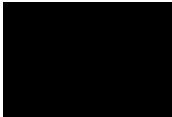
I have resided in my home here for 30+ years and as such, have never seen any flood water rise any where near my west boundary fence.

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 Mr Jody Riordan re the same issue approximately 2010.

Thanks



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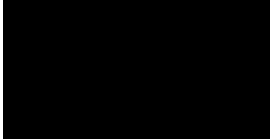
Submitted on Wed, 2022-02-23 20:25

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 Carey drive. 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: [0.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Govt Gazette Notice Exhibit C131.pdf](#)
[C131 FAQ Sheet Final.pdf](#)

Good Afternoon Jemma,

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: Jemma O'Keeffe <Jemma.OKeeffe@latrobe.vic.gov.au>
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 Miriam Turner on phone 0429 394 376 or email miriam.turner@latrobe.vic.gov.au

Kind Regards,

Jemma O'Keeffe
Planning Administration Officer
P 0436 433 237
E Jemma.OKeeffe@latrobe.vic.gov.au

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





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

www.latrobe.vic.gov.au

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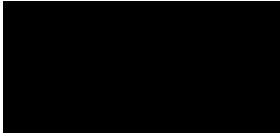
Submitted on Thu, 2022-02-24 12:10

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 Jazmine Court 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 Jazmine Court as separated from the Traralgon Creek floodplain. Jazmine Court 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 Jazmine Court'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 Jazmine Court I have never witnessed or been impacted by stormwater or any resulting movement of that water. Stormwater infrastructure in Jazmine Court 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 Jazmine Court. [Discussion with LCC & WGCMA](#) representatives have not resulted in either party providing additional evidence to support the application of the amendment to Jazmine Court. Therefore, the application of Amendment C131 to Jazmine Court 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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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 Miriam,

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 57-59B and 61B have both been built up on landfill of around 1.0m
2. 57-59B 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 57-59A&B and 61A&B 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 Kyne Street 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.

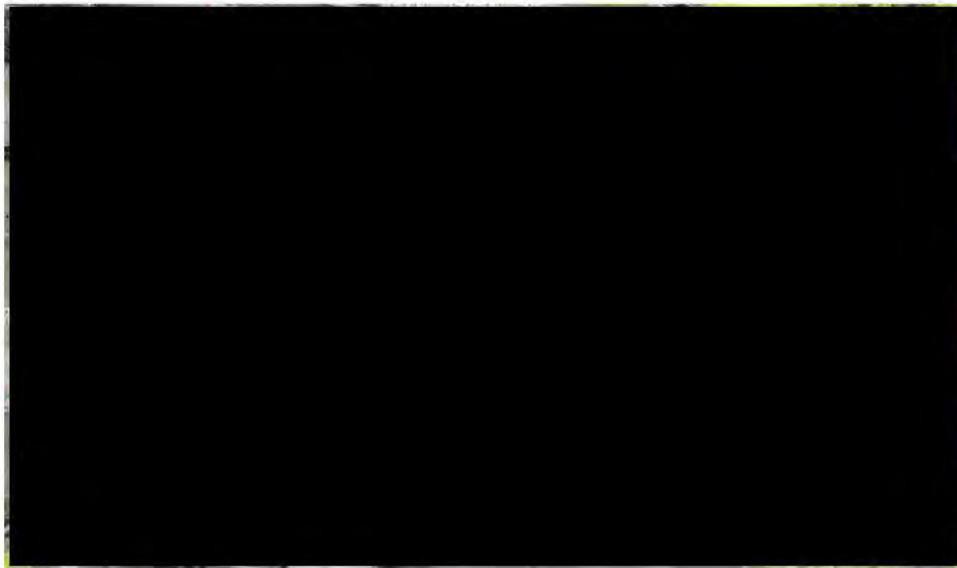
If this proposal looks to go ahead you will leave us no other option but to cart clean fill in and build up the 'affected area' (as per your modelling) to the same height as the sub division next door to ensure we will not be affected by any future inundation.

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]

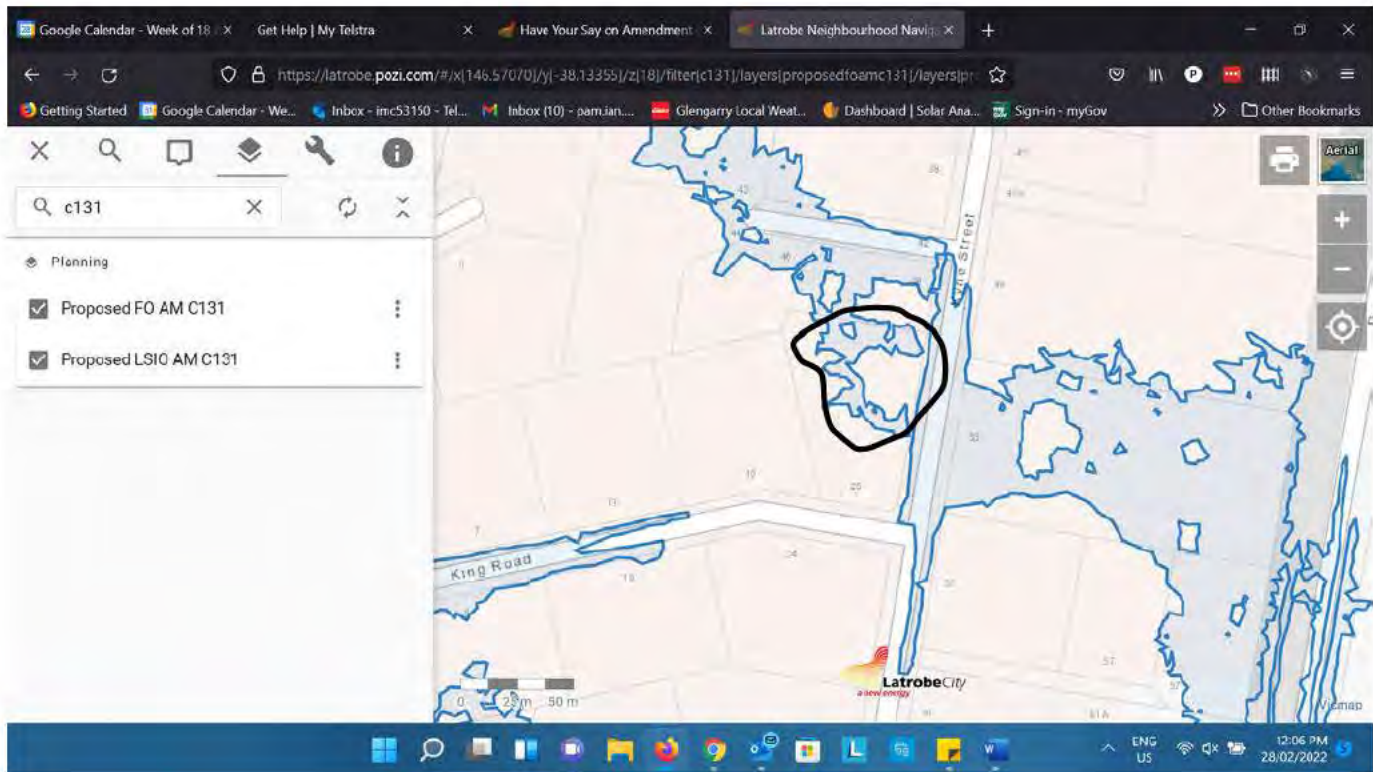
Your Submission

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.

Upload

[proposed flood overlay .docx](#) (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.

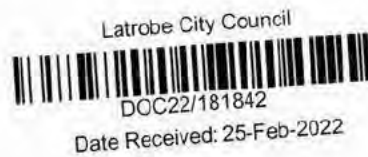
Kind regards,

[REDACTED]
[REDACTED]

REF NO. C131

MT: JO

FLOOD OVERLAY



Dear Kellie O'Callaghan,

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

REF NO. C131

MT: JO

FLOOD OVERLAY

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 Russell Northe, MP
Melinda Bath, MP

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From: [REDACTED]
Sent: Sun, 27 Feb 2022 11:10:37 +1100
To: Latrobe Central Email
Cc: Russell Northe; melina.bath@parliament.vic.gov.au
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: Russell North

Melina Bath

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.

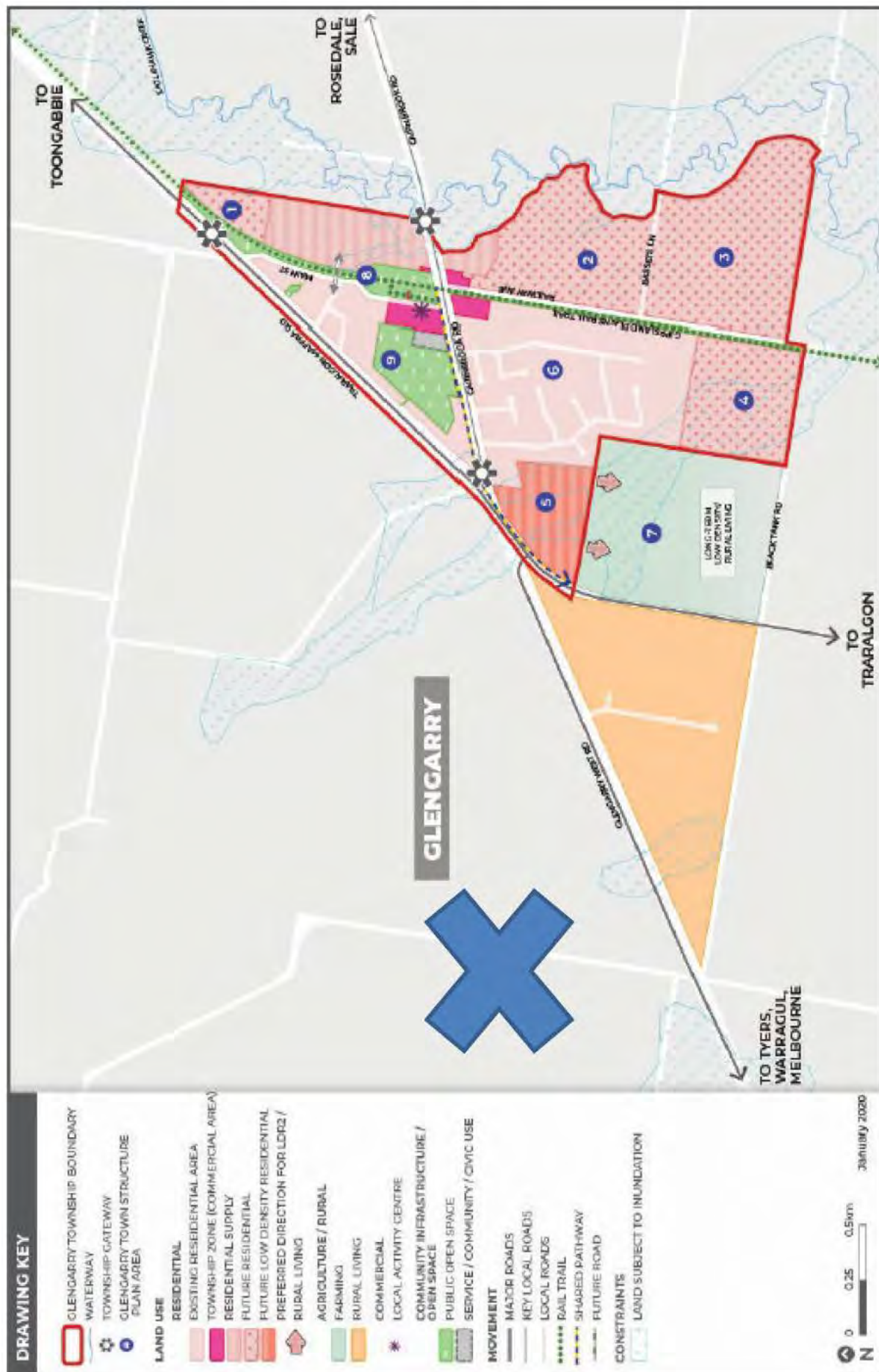
Protect public open space areas including the Gippsland Rail Trail (GTSP Areas 8 & 9).

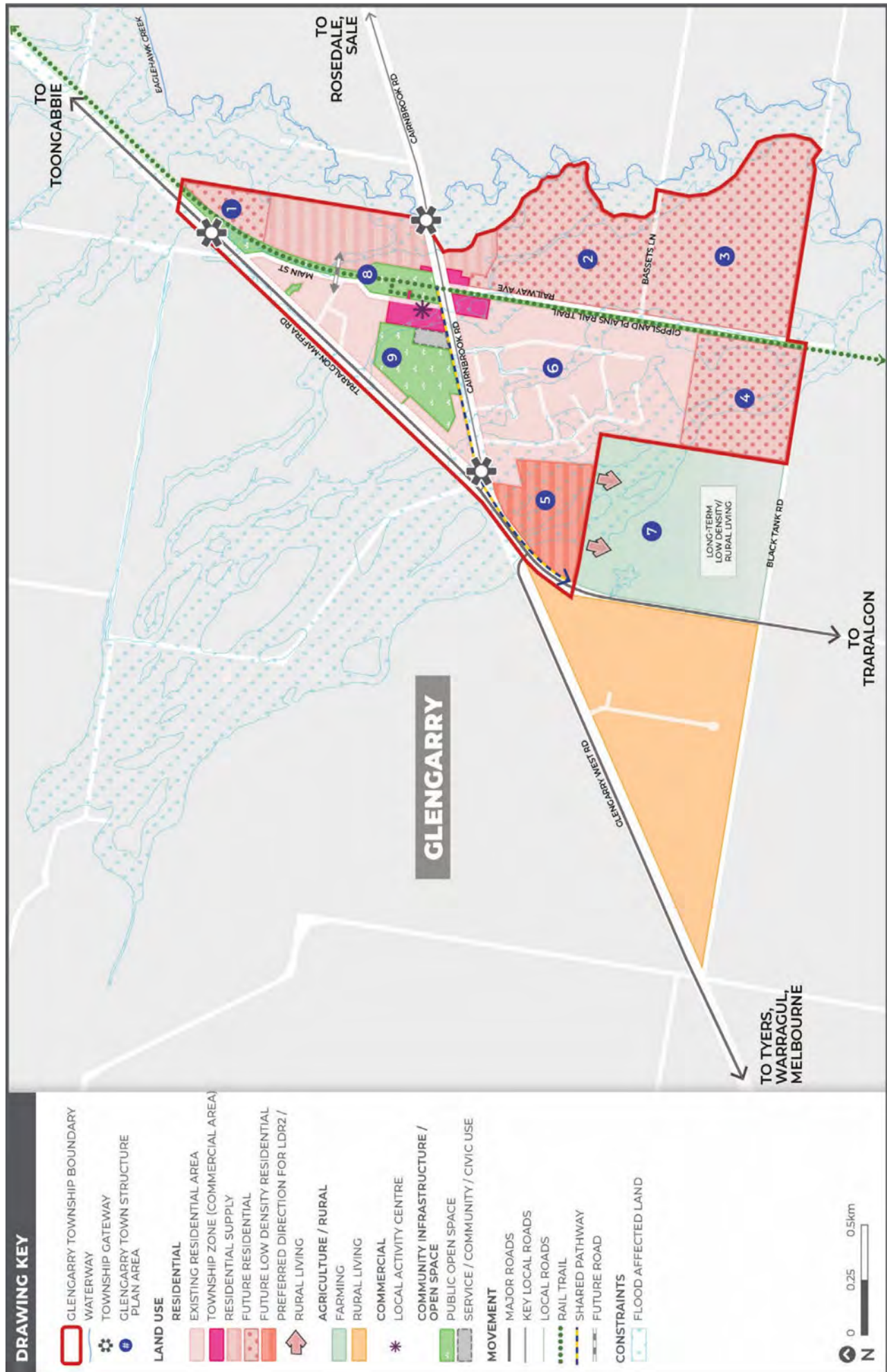
Policy documents

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)





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 South across Moorhouse Close 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.

Upload

[Screenshot_20220215-204923_Drive.jpg](#) (702.01 KB)

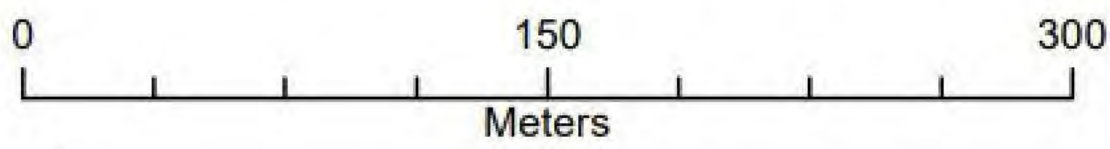


Amendment C1...



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Australian Map Grid Zone 55



Planning Group

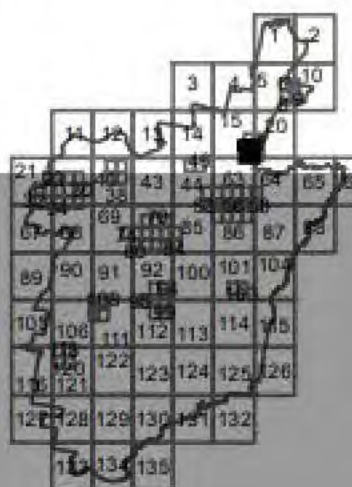
Printed: 27/07/2021

Amendment Version: 1



Environment
Land, Water
and Planning

INDEX TO ADJOINING SCHEME



Hi Miriam 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 Ben 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 Strathcole Drive 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 McMahon street. 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 McMahon street 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]

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 Michael Crt. Traralgon

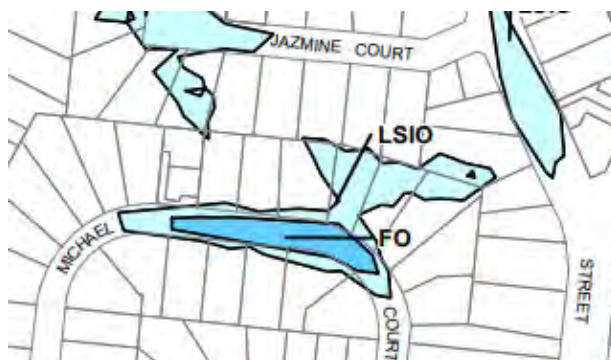
Upload

[Planning amendment C131 submission Michael Crt..pdf](#) (420.82 KB)

Planning amendment C131 – Flood Overlay

Michael Crt Traralgon – Stormwater inundation

My submission relates to the Flood Overlay and Land Subject to Inundation Overlay for Michael Crt 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 Michael Crt.

- 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 Crt., 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 Michael Crt FO 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 Michael Crt 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 Michael Crt. 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 Michael Crt. 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 Michael Crt.

In the case of Michael Crt. 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 Michael Crt. 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 Michael Crt. 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 Michael Crt. 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.

The following map is provided indicating the main affected properties in Michael Crt.



The properties shown on this diagram on the north side of Michael Crt 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 Michael Crt. 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.



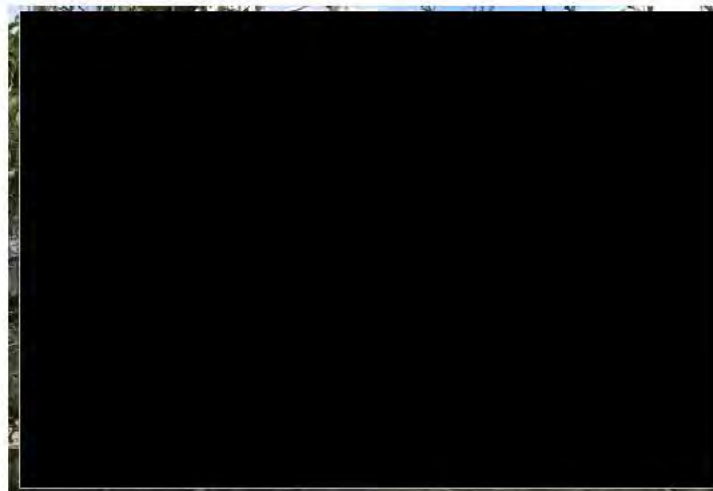
This photo shows the back yard which is supposed to be inundated. This yard is a confined space with an undulating surface. Where is the water inundation relating to this property being generated from?

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.





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

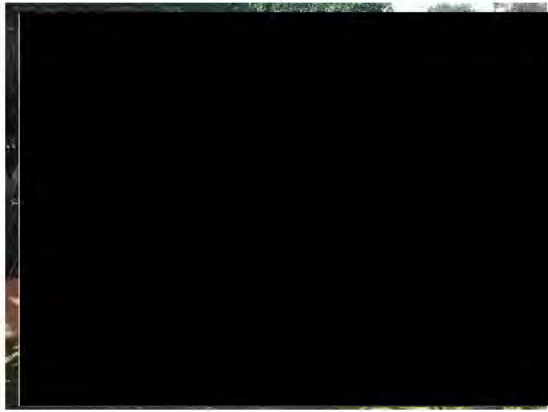


Open drain

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.

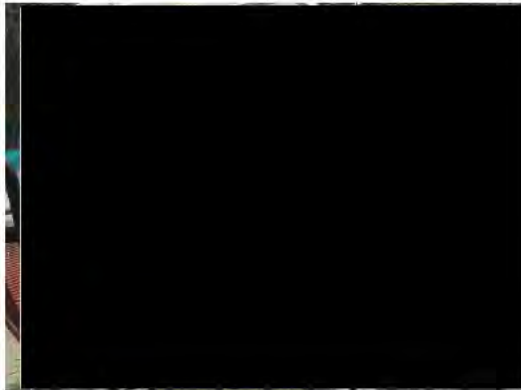


This modelling indicates that these areas will be inundated with water and that the open drain will not be able to manage the surface water.

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.

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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. CS 001040 for 13-15 Gwalia st Traralgon 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 Gwalia St 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 13-15 Gwalia St Traralgon 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

Mr G L Pattison
162 Sutton St WARRAGUL VIC 3820

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



Miriam Turner

Strategic Planner

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.

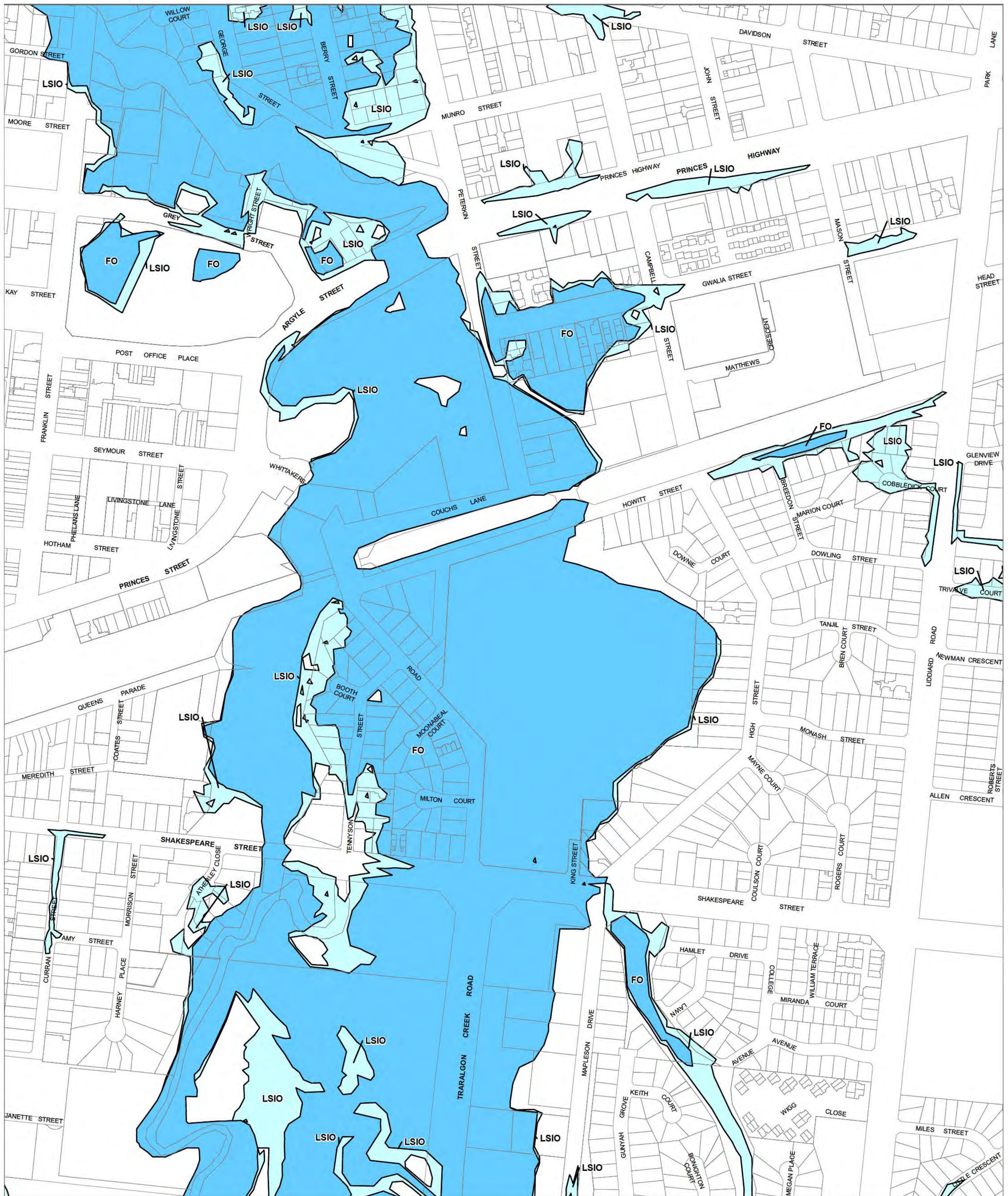
Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes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

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0 150 300
Meters

Australian Map Grid Zone 55

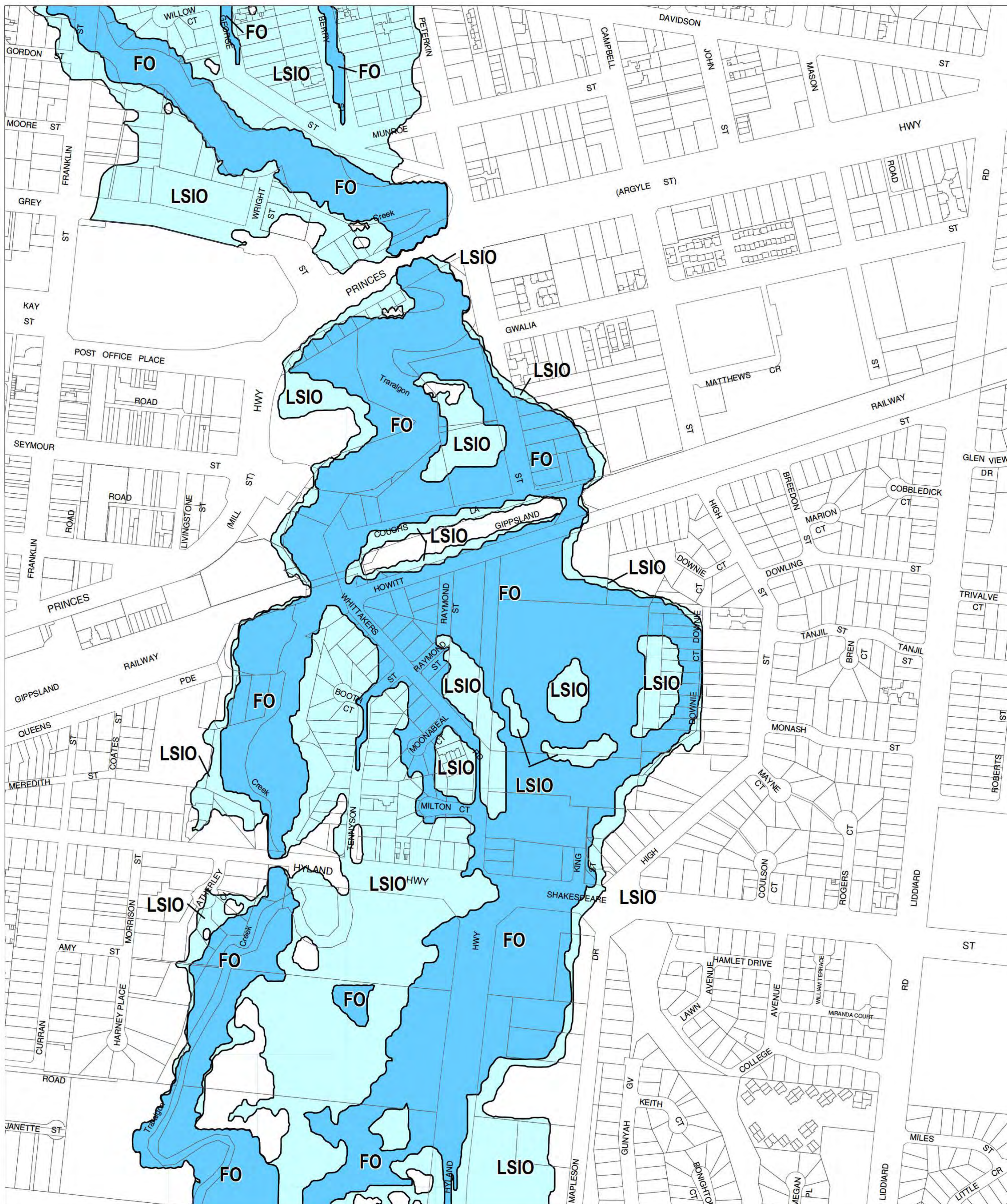
NORTH

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

**Environment,
Land, Water
and Planning**

INDEX TO ADJOINING SCHEME MAPS

LATROBE PLANNING SCHEME - LOCAL PROVISION

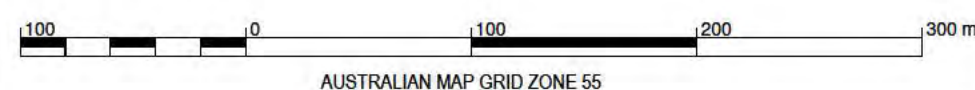


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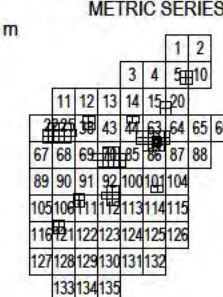
This map should be read in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.

Overlays

FO	Floodway Overlay
LSIO	Land Subject To Inundation Overlay



INDEX TO ADJOINING
METRIC SERIES MAP



Printed: 10/8/2012

AMENDMENT C9

LAND SUBJECT TO INUNDATION & FLOODWAY OVERLAY

MAP No 56LSIO-FO

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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

Miriam Turner
Strategic Planner
Latrobe City

RE: Amendment C131 – Proposed amendment to Latrobe Planning Scheme

Dear Miriam,

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

My residence is located at [REDACTED], 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 Rhode Court 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 Rhodes Crt

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 Rhode Court.

Before the proposed Amendment is adopted, and to be fair to the residents of Rhode Court, 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 Rhode Court 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]
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]

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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]

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 Jazmine Court 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. Jazmine Court 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 Jazmine Court 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]
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 Alexandra Ave running north to the pipe track which matches the current alignment of Kenilworth Dve and Rye Ct.

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 Alexandra Ave.

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 Alexandra Ave 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 Alexandra Ave 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 Alexandra Ave 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



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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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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 Jazmine Court. Amendment C131 will place "Land Subject to Inundation Overlay" or LSO on addresses 6 to 12 Jazmine Court and 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 Jazmine Court 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 1-6 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 Jazmine Court's proposed overlay is not flood or inundation related, but issues due to stormwater and movement of that water. Stormwater infrastructure in Jazmie Court 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)



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 (no. 11) 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 George St.;
2. West Gippsland Catchment Management Authority (WGCMA, email correspondence, 2/3/2022, from Senior Planning Officer, Ben Proctor) 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.

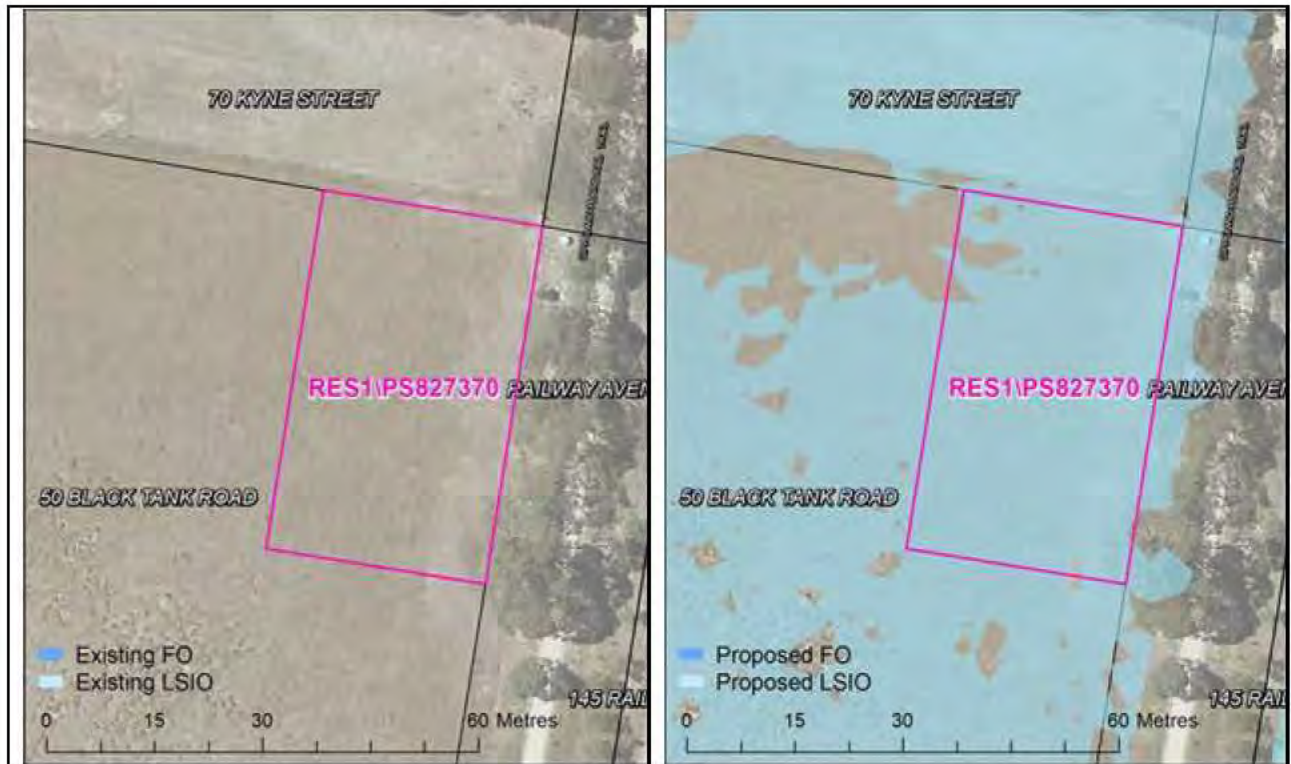
We make the following submissions related to specific land parcels affected by the proposed changes:

[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 Miriam Turner via zoom, phone and email correspondence, please be advised that we are in current discussions with Ben Proctor, Senior Planning Officer, West Gippsland Catchment Management Authority relating to the proposed flood overlay Amendment C131.

Ben 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: 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]
[REDACTED]
[REDACTED]
[REDACTED]
[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 2012/252/A for a six lot subdivision. This involved the existing land behind the existing dwellings at [REDACTED] and 61 Kyne Street, Glengarry 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], Glengarry 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.

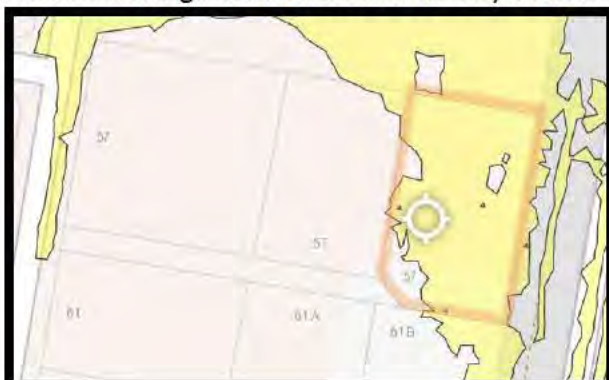


Image: [REDACTED] – proposed extent of LSIO

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 2012/252/A 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]

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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 Sherwood court 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 Jazmine court 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.

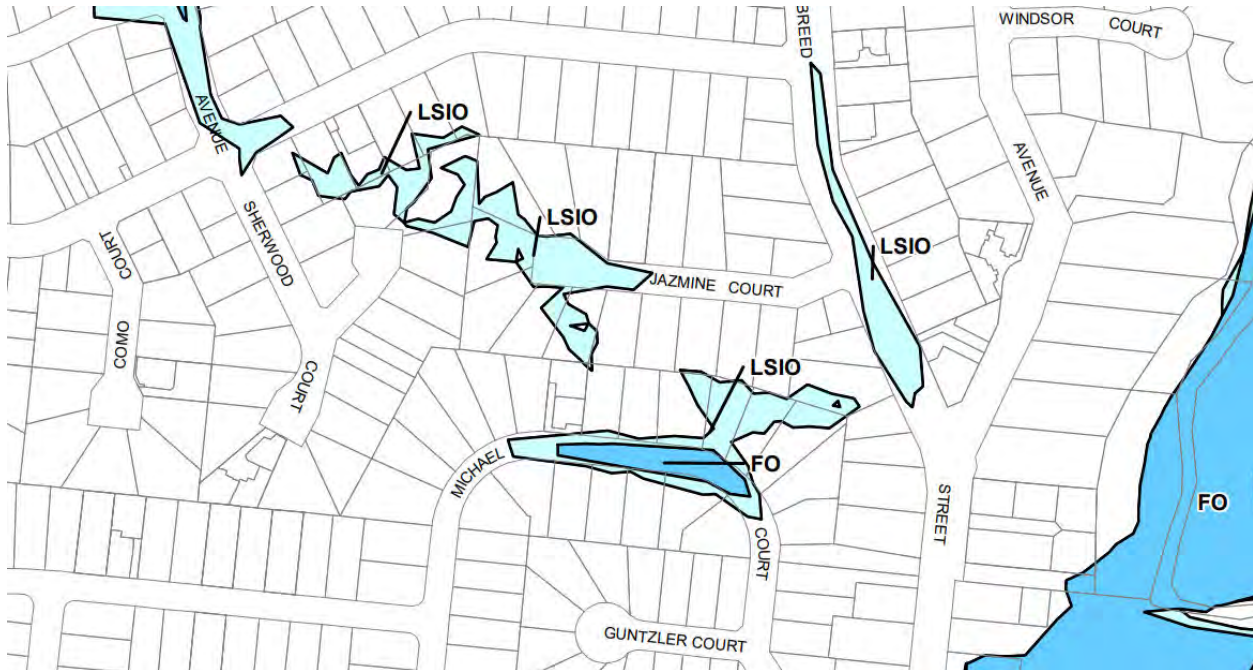
To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

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.



6 Sherwood court 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 [REDACTED] was not affected yet other properties in Trent Court, Grammar Drive, Crestmont Court and 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 Ben Proctor from West Gippsland Catchment Authority has said that the water in Sherwood & Jazmine court is from stormwater runoff and not from flooding of Traralgon Creek.

There has been no flooding in Sherwood & Jazmine courts 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 6 Sherwood court 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.

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From: [REDACTED]
Sent: Monday, 21 February 2022 8:00 PM
To: Miriam Turner <Miriam.Turner@latrobe.vic.gov.au>
Subject: Urgent - Objection PENDING Planning Scheme Map 49LSIO-FO

Hi Miriam,

I will be objecting Planning Scheme Map 49LSIO-FO. (6 Sherwood Crt Traralgon)

I have had Ben and Rhain (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 Ben Proctor 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 Sherwood and Jasmine Crt 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 Sherwood Crt and Jasmine Crt in Map 49LSIO-FO.

Yours Sincerely

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

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. Sherwood Crt.docx

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]

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 Sherwood and Jazmine Courts.

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 Sherwood and Jazmine Courts 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 Sherwood and Jazmine Courts.
- 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 Sherwood and Jazmine Courts. Water 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 Sherwood and Jazmine Court 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 Sherwood or Jazmine Courts**. 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 Sherwood and Jazmine Court 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 Sherwood and Jazmine Courts 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 Sherwood and Jazmine Courts.

Yours Sincerely



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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 42 Graduate Place.

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 42 Graduate Place.
 - 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 northern (rear) boundary of Graduate Place



Photograph 2 – View facing south-east from the floodplain, displaying the retaining wall and landscaping along the northern (rear) boundary of Graduate Place



Photograph 3 – View from the floodplain of the retaining wall and landscaping along the northern (rear) boundary of Graduate Place, facing west



Photograph 4 – View facing west, displaying the retaining wall and landscaping along the northern (rear) boundary of Graduate Place



Photograph 5 – View of north-west corner of 40 Graduate Place, displaying existing garden bed in front of retaining wall



Photographs 6 & 7 – Peak of June 2021 Floods adjacent to northern boundary of 40 Graduate Place

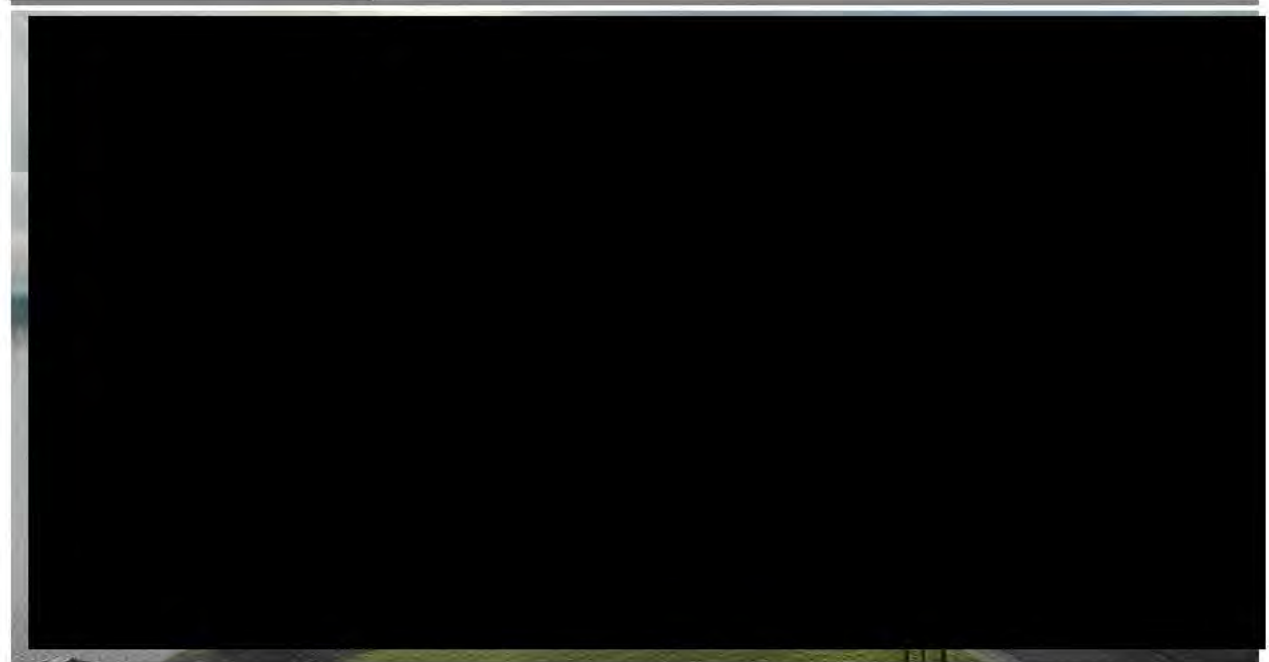


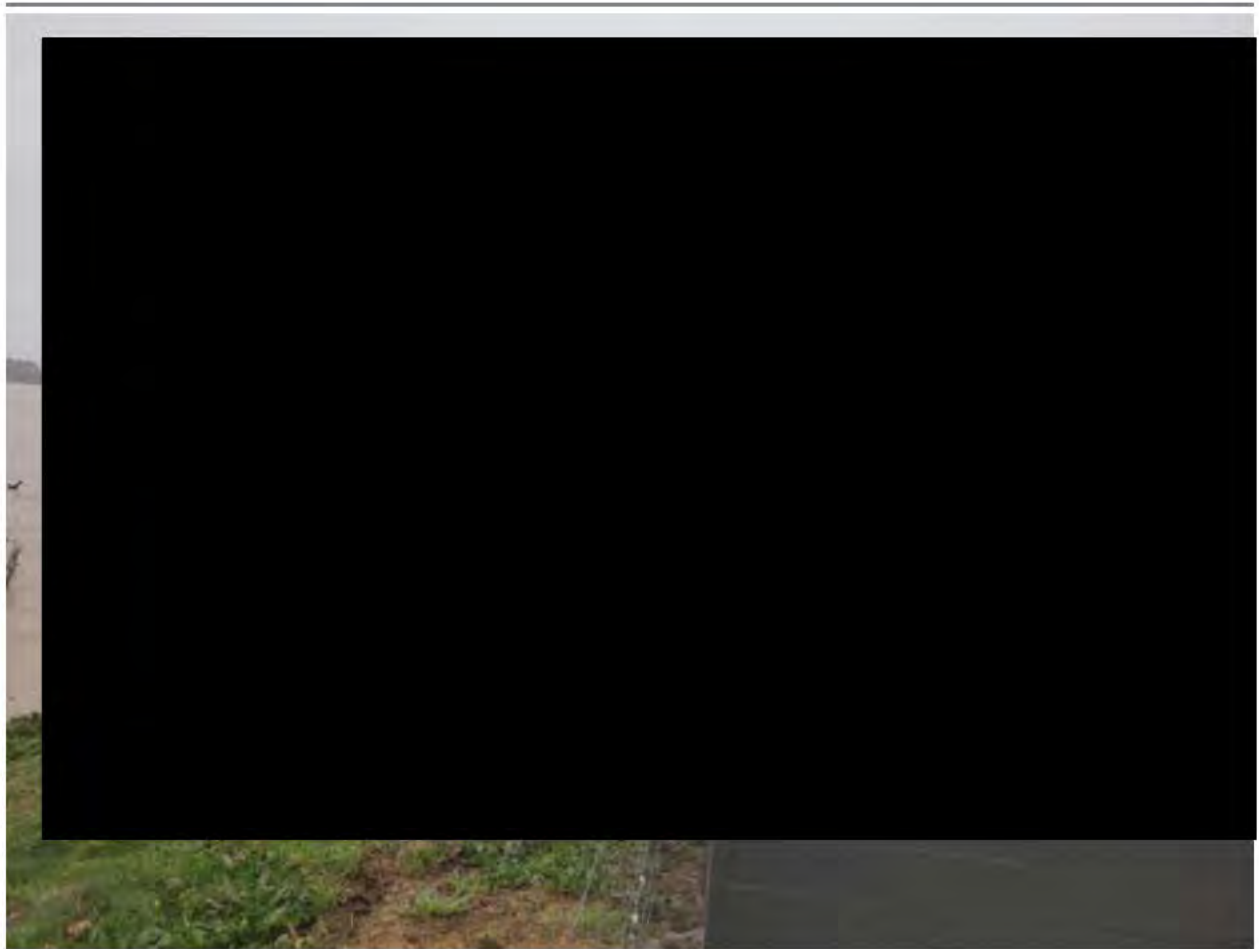
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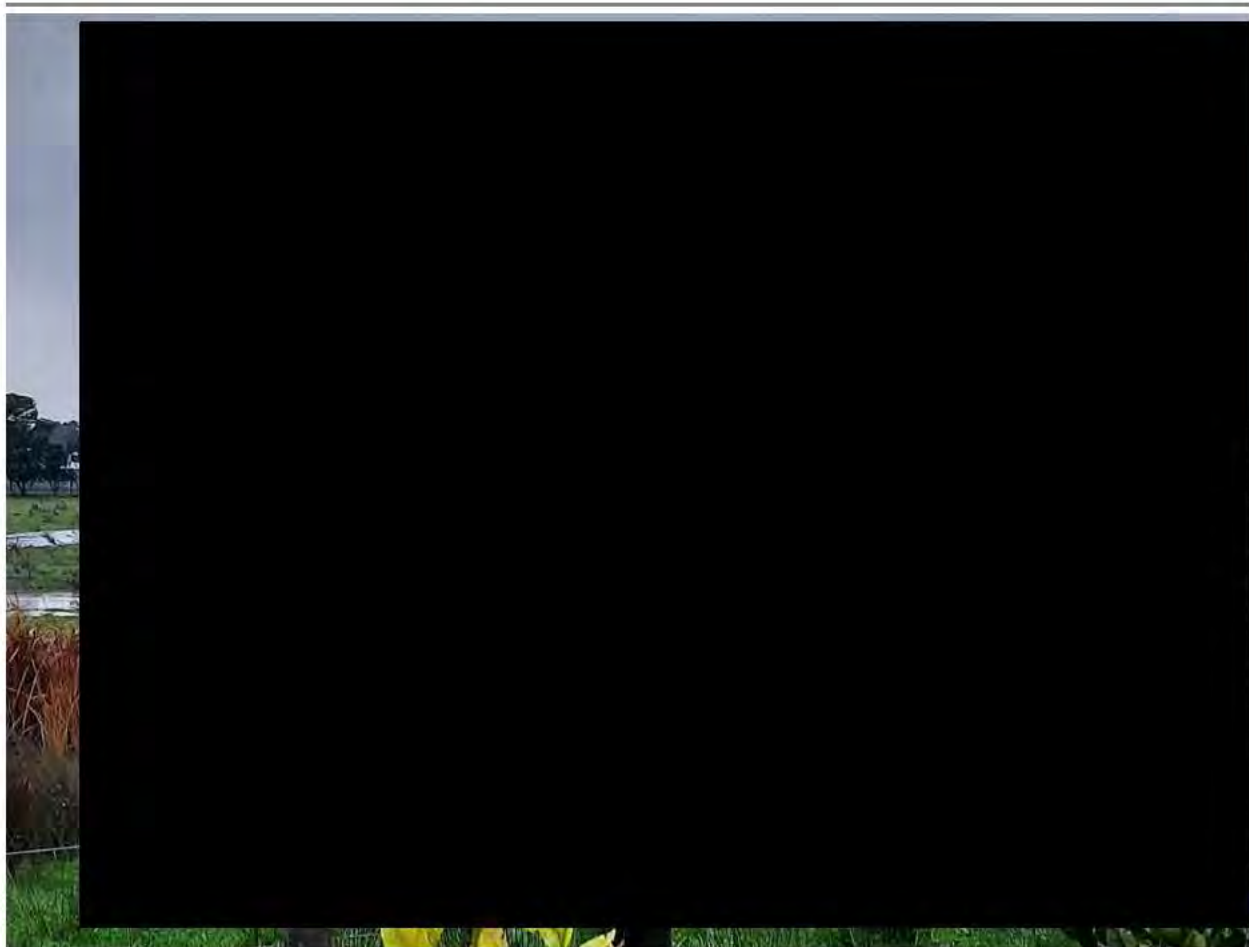
From: [REDACTED]
Sent: Sun, 06 Mar 2022 17:08:40 +1100
To: Latrobe Central Email
Cc: Miriam Turner
Subject: Latrobe Planning Scheme - Amendment C131 - Map 49 LSIO-FO "Objection"
Attachments: 20220304 Letter to LCC.pdf, 2014 Land Planning docs.pdf, 2015 POS.pdf, IMG_3491(1).jpg, 20210612_080728.jpeg, 20210610_1076252159570669.jpeg

Attention: Ms Miriam Turner

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.







4th March 2022

Ms Miriam Turner
Strategic Planner
Latrobe City Council
141 Commercial Road
Morwell Vic 3840

Re: Land Planning Scheme Amendment C131latr
Planning Scheme Map 49 LSIO-FO
[REDACTED]

Dear Ms Turner,

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 14 Earl Court Traralgon 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 Miriam Turner
Strategic Planner
Latrobe City Council
141 Commercial Road
Morwell Vic 3840

Re: Land Planning Scheme Amendment C131|atr
Planning Scheme Map 49 LSIO-FO



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:** Lot 1 PS713681**Address:** BREED STREET TRARALGON 3844**Standard Parcel Identifier (SPI):** 1\PS713681**Local Government (Council):** LATROBE **Council Property Number:** 23862 (Part)**Directory Reference:** VicRoads 696 F2

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.

Lot/Plan or Crown Description	SPI	Lot/Plan or Crown Description	SPI
Lot 56 PS635563	56\PS635563	Lot 60 PS635563	60\PS635563
Lot 57 PS635563	57\PS635563	Lot 2 PS644787	2\PS644787
Lot 58 PS635563	58\PS635563	*Lot 1 PS713681	1\PS713681
Lot 59 PS635563	59\PS635563	Lot 2 PS713681	2\PS713681

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 1**Planning 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](#)

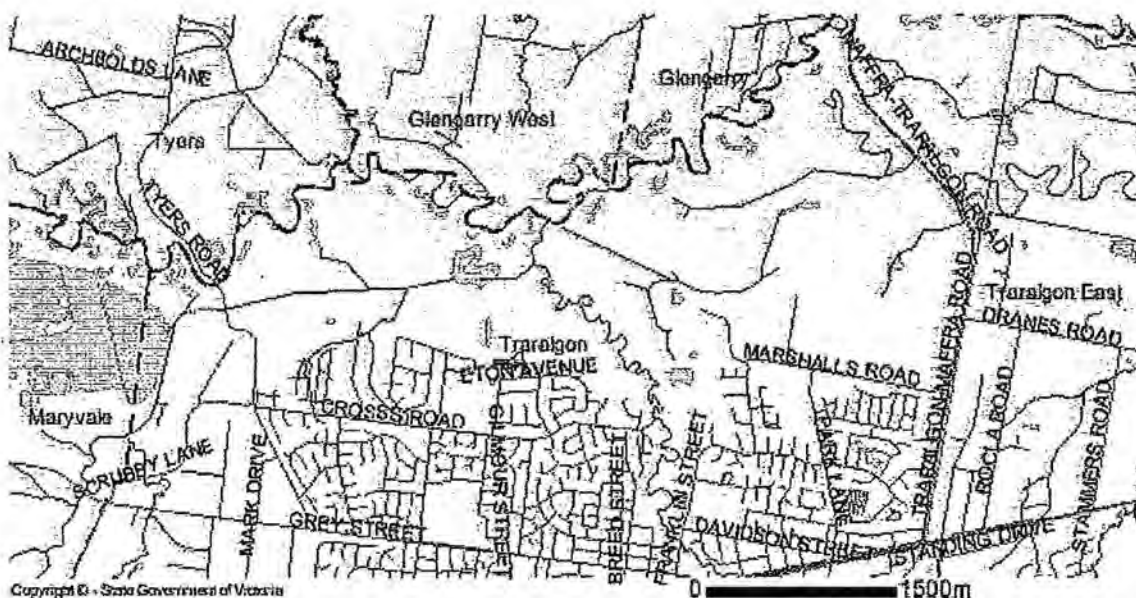
The Planning Property Report includes separate maps of zones and overlays

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:** 23862 (Part)

Directory Reference: VicRoads 696 F2

See next page for planning information

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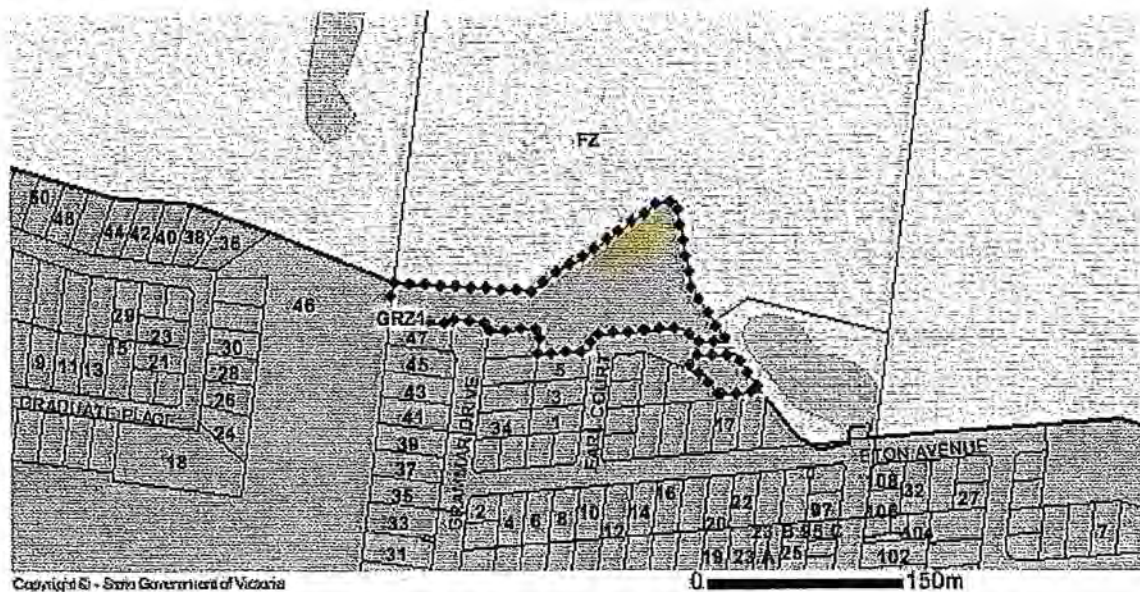
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Planning Zone

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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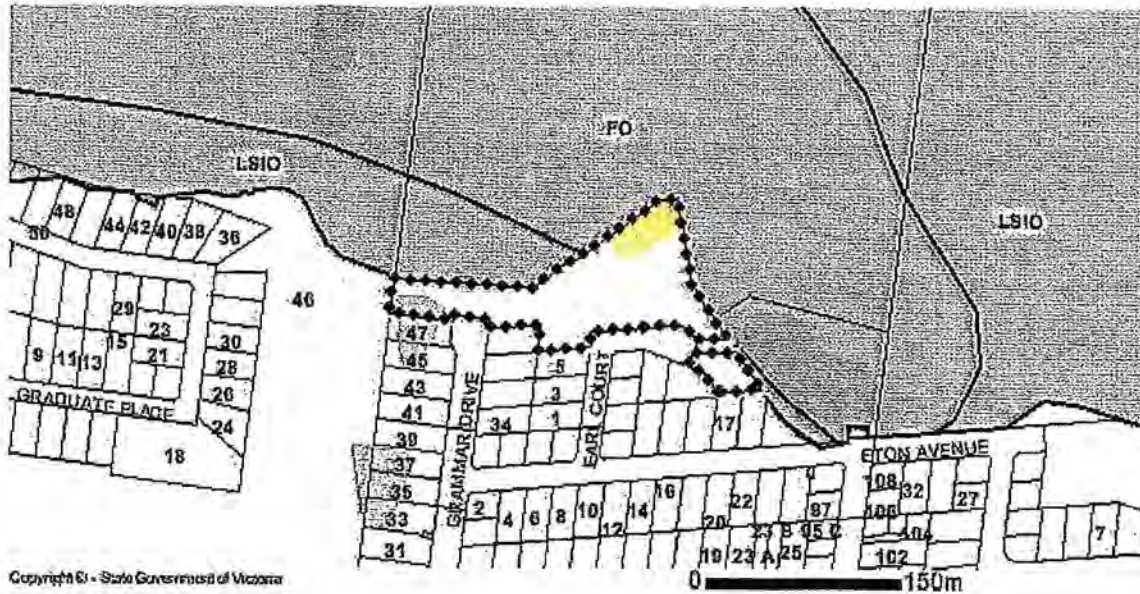
Planning Overlays

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
	BMO - Bushfire Management (also WMD)		MAED1 - Melbourne Airport Environs 1
	CLPO - City Link Project		MAED2 - Melbourne Airport Environs 2
	DCPD - Development Contributions Plan		NCO - Neighbourhood Character
	DDO - Design & Development		PD - Parking
	DDOPT - Design & Development Part		PAO - Public Acquisition
	DPO - Development Plan		RO - Restructure
	EAO - Environmental Audit		RCD - Road Closure
	EMD - 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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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](#)

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ACCESS TO FARM
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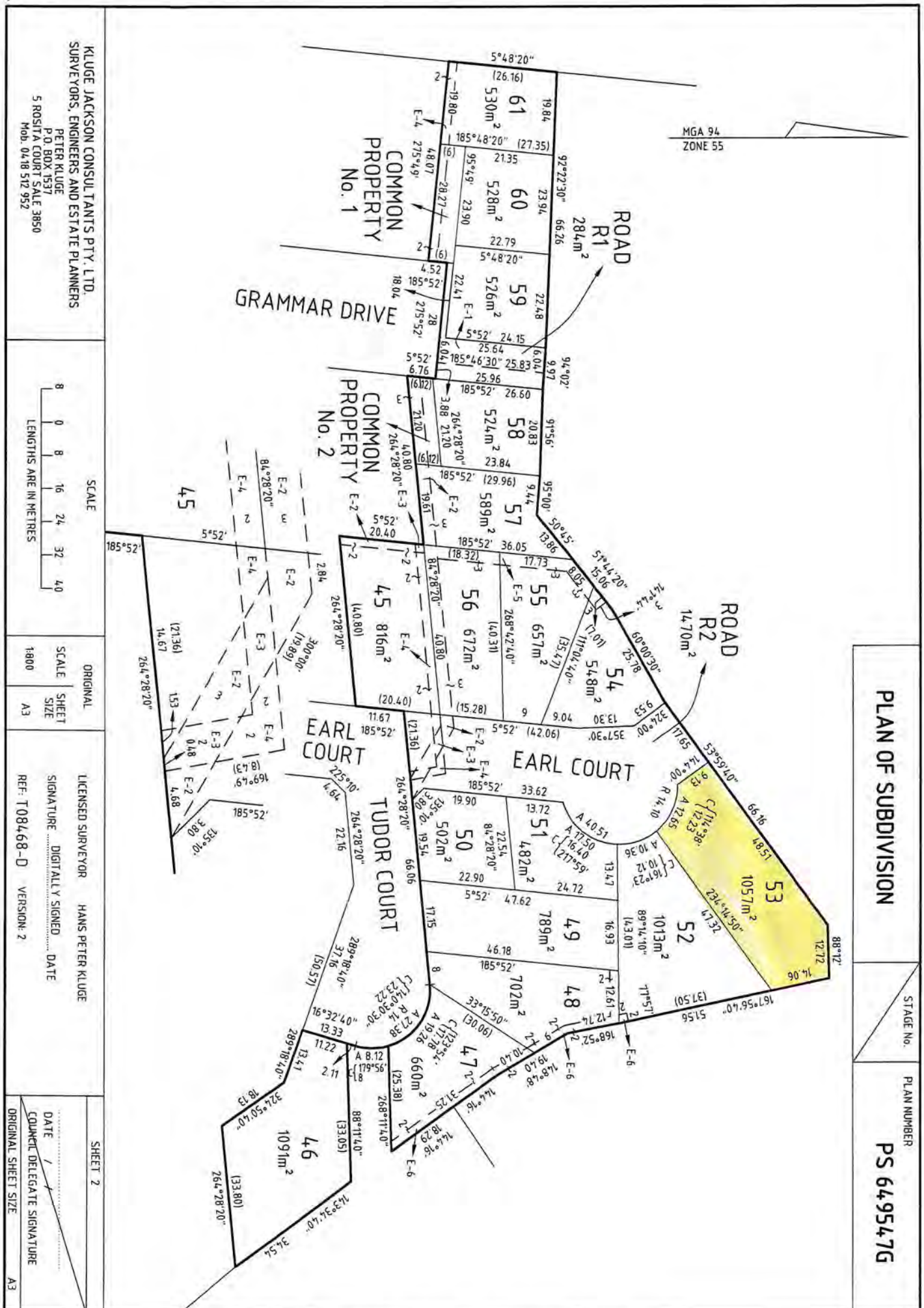
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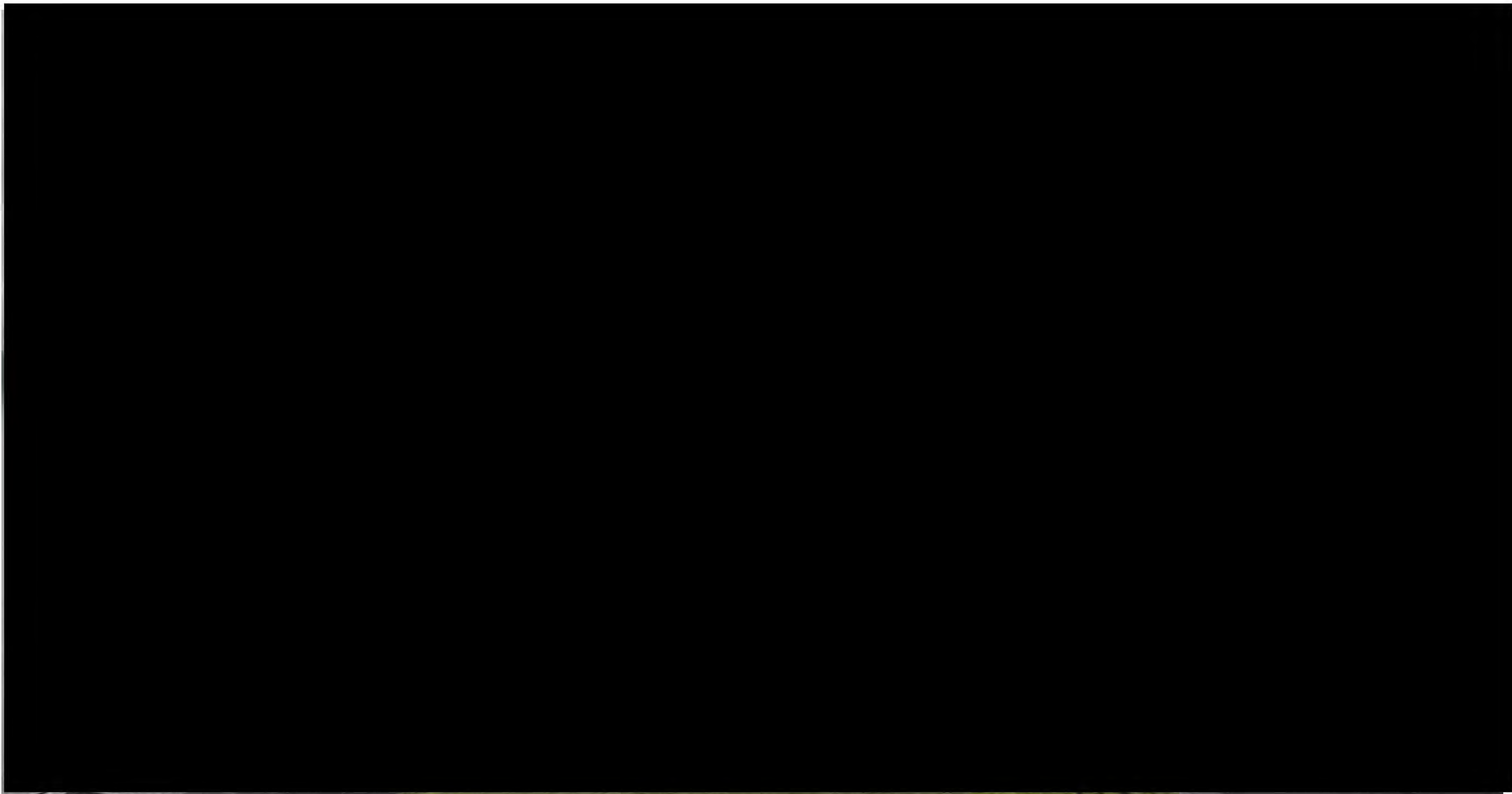
COURT
EARL

AVENUE

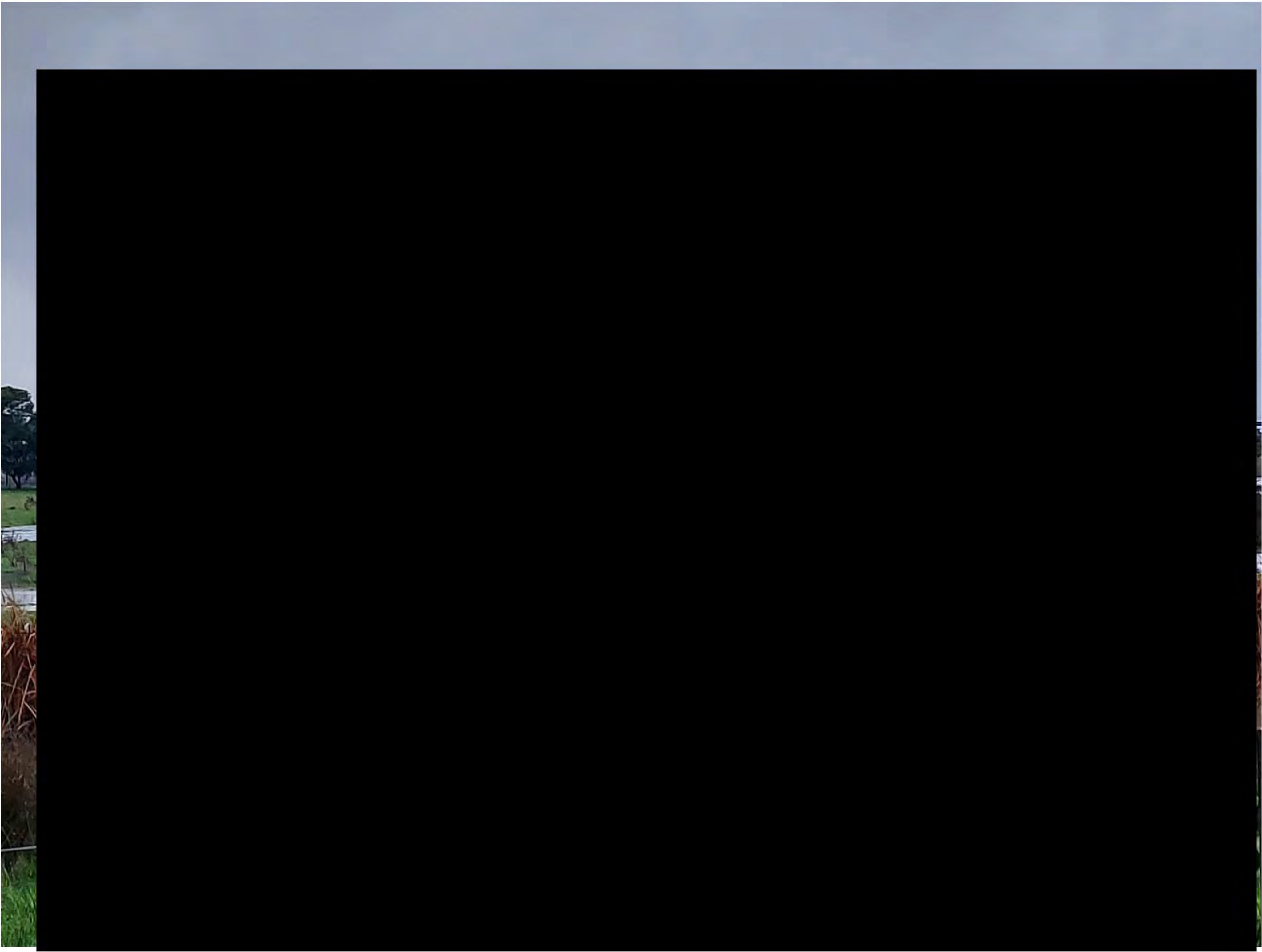
FIQ

PLAN OF SUBDIVISION		STAGE No.	LRS USE ONLY EDITION	PLAN NUMBER PS 649547G																											
LOCATION OF LAND PARISH: TRARALGON TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 25 AND 26 (PART) CROWN PORTION: - TITLE REFERENCE: VOL: FOL: LAST PLAN REFERENCE/S: PS (LOT 1) POSTAL ADDRESS: GRAMMAR DRIVE TRARALGON VIC, 3844 MGA Co-ordinates E: 458 240 GDA 94 (of approx. centre of N: 5 774 250 ZONE: 55 land in plan).		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: LATROBE CITY COUNCIL REF: 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 / / 3: This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE: (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 Council Delegate Council Seal Date / / Re-certification under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /																													
VESTING OF ROAD AND / OR RESERVE <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">IDENTIFIER</th> <th style="width: 80%;">COUNCIL / BODY / PERSON</th> </tr> <tr> <td>ROAD R1</td> <td>LATROBE CITY COUNCIL</td> </tr> <tr> <td>ROAD R2</td> <td>LATROBE CITY COUNCIL</td> </tr> </table>		IDENTIFIER	COUNCIL / BODY / PERSON	ROAD R1	LATROBE CITY COUNCIL	ROAD R2	LATROBE CITY COUNCIL	NOTATIONS STAGING This is not a staged subdivision. Planning permit No, DEPTH LIMITATION: DOES NOT APPLY THIS IS A SPEAR PLAN.																							
IDENTIFIER	COUNCIL / BODY / PERSON																														
ROAD R1	LATROBE CITY COUNCIL																														
ROAD R2	LATROBE CITY COUNCIL																														
EASEMENT INFORMATION <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">LEGEND</th> <th style="width: 30%;">A - Appurtenant Easement</th> <th style="width: 30%;">E - Encumbering Easement</th> <th style="width: 30%;">R - Encumbering Easement (Road)</th> </tr> <tr> <td>Easement Reference</td> <td>Purpose</td> <td>Width (Metres)</td> <td>Origin</td> </tr> <tr> <td>E-1</td> <td>DRAINAGE</td> <td>6.04</td> <td>PS 616506H</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> </tr> <tr> <td>E-3 & E-4</td> <td>DRAINAGE</td> <td>SEE DIAGRAM</td> <td>PS 635544R</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> </tr> <tr> <td>E-6</td> <td>DRAINAGE</td> <td>2</td> <td>THIS PLAN</td> </tr> </table>		LEGEND	A - Appurtenant Easement	E - Encumbering Easement	R - Encumbering Easement (Road)	Easement Reference	Purpose	Width (Metres)	Origin	E-1	DRAINAGE	6.04	PS 616506H	E-2 & E-3	PIPELINE OR ANCILLARY PURPOSES	SEE DIAGRAM	PS 635544R - SEC 136 OF THE WATER ACT 1989	E-3 & E-4	DRAINAGE	SEE DIAGRAM	PS 635544R	E-5	PIPELINE OR ANCILLARY PURPOSES	3	THIS PLAN - SEC 136 OF THE WATER ACT 1989	E-6	DRAINAGE	2	THIS PLAN	LRS USE ONLY STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT RECEIVED <input type="checkbox"/> DATE / / LRS USE ONLY PLAN REGISTERED TIME DATE / / Assistant Registrar of Titles SHEET 1 OF 4 SHEETS	
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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		LICENSED SURVEYOR HANS PETER KLUGE SIGNATURE DIGITALLY SIGNED DATE REF: T08468-D VERSION: 2		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3																											









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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: SP479151dpr.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: +61 3 5172 2111
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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OFFICIAL

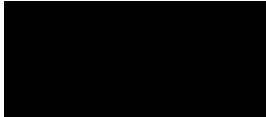
LSIO-FO, 112LSIO-FO, 114LSIO-FO, 115LSIO-FO, 116LSIO-FO, 117LSIO-FO, 118LSIO-FO, 119LSIO-FO, 120LSIO-FO, and 121LSIO-FO.

- 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

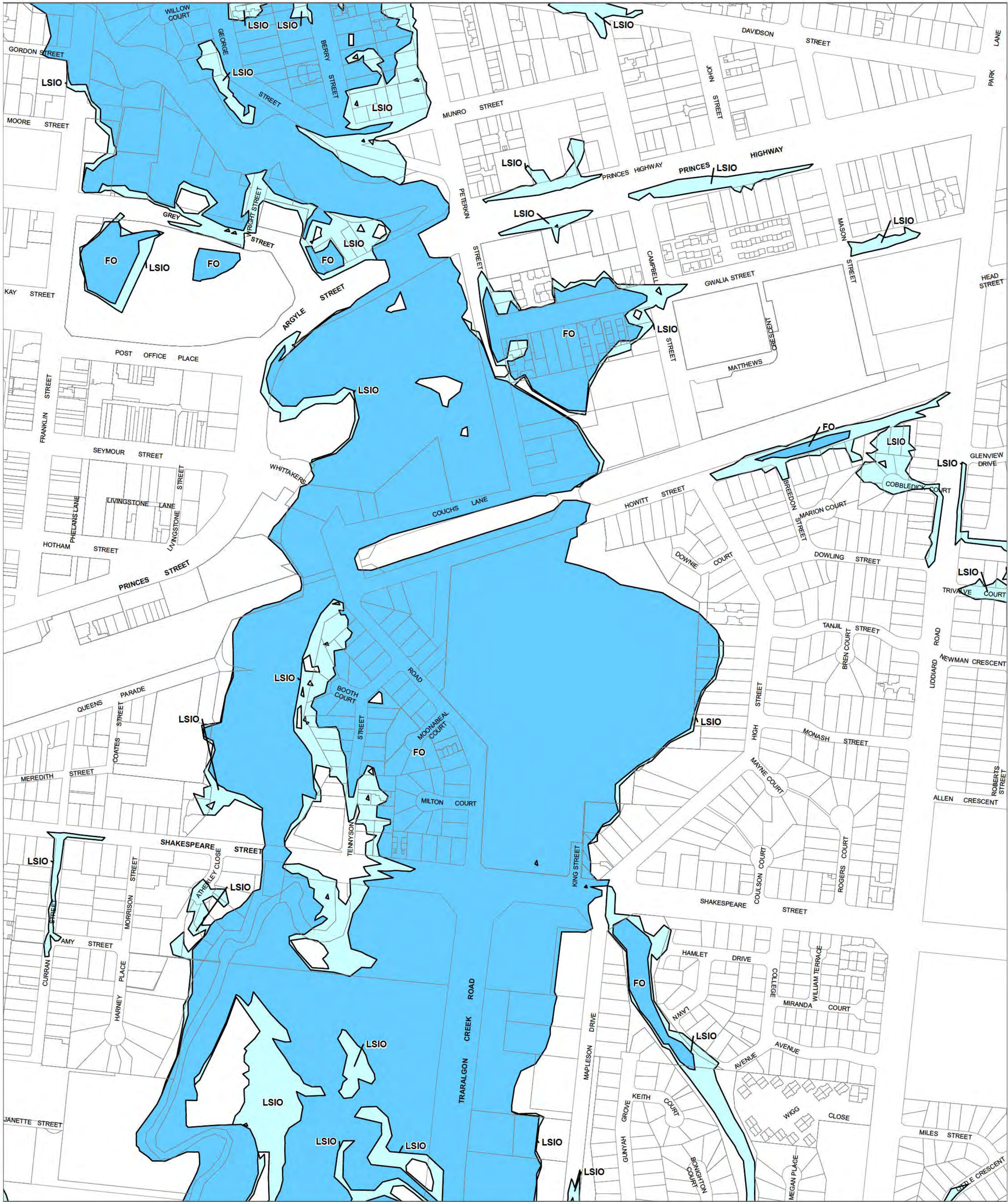
The Latrobe planning scheme amendment C131 proposes to include [REDACTED] in a new flood overlay. See attached Proposed Flood Overlay and Current Flood Overlay.

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]



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

Municipal Boundary

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

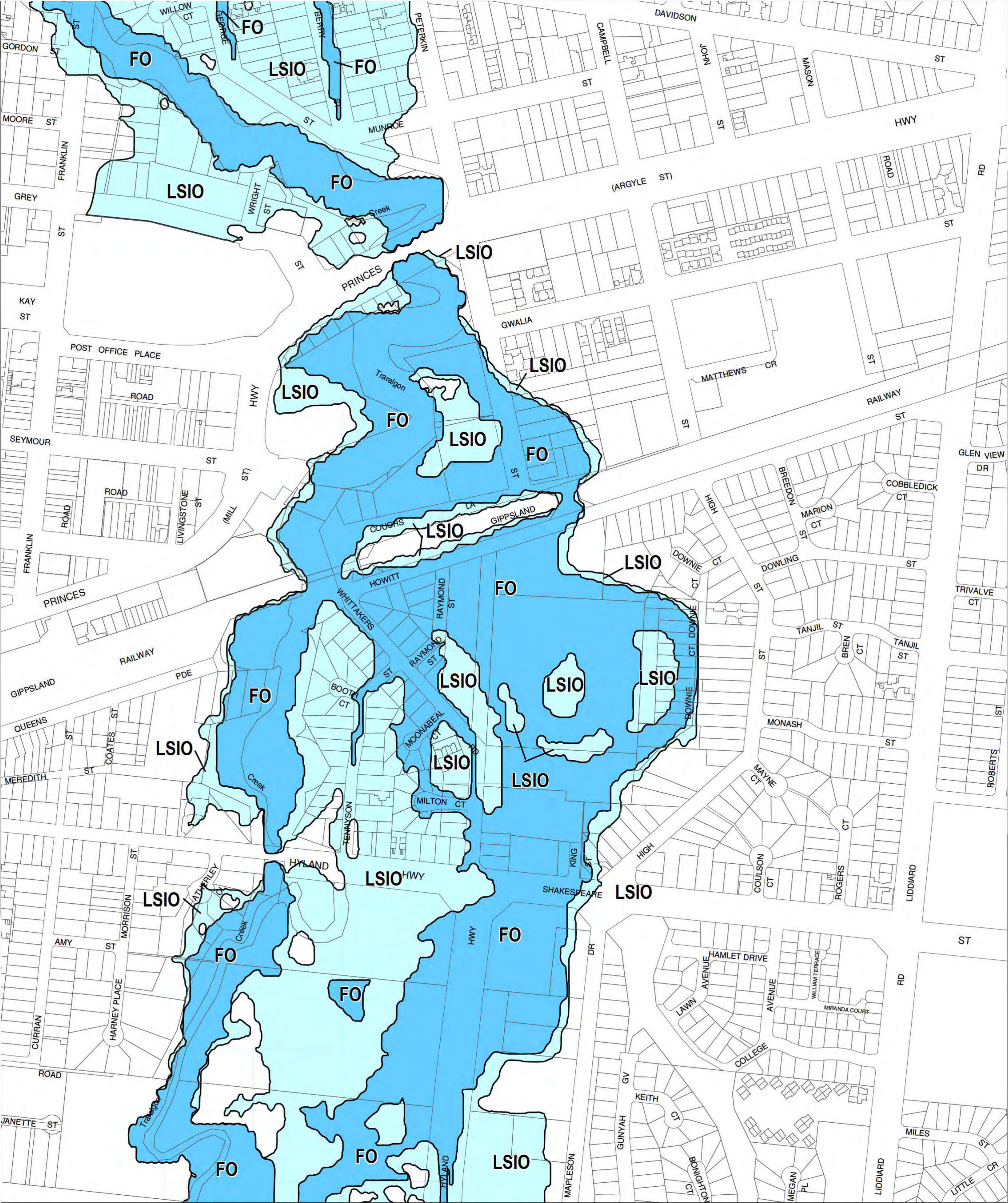


Environment,
Land, Water
and Planning

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.

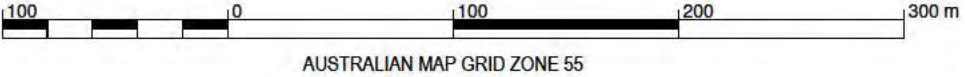
Overlays

FO

Floodway Overlay

LSIO

Land Subject To Inundation Overlay

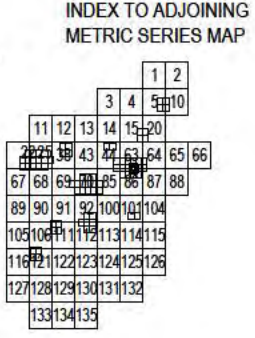


AUSTRALIAN MAP GRID ZONE 55



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.

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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.

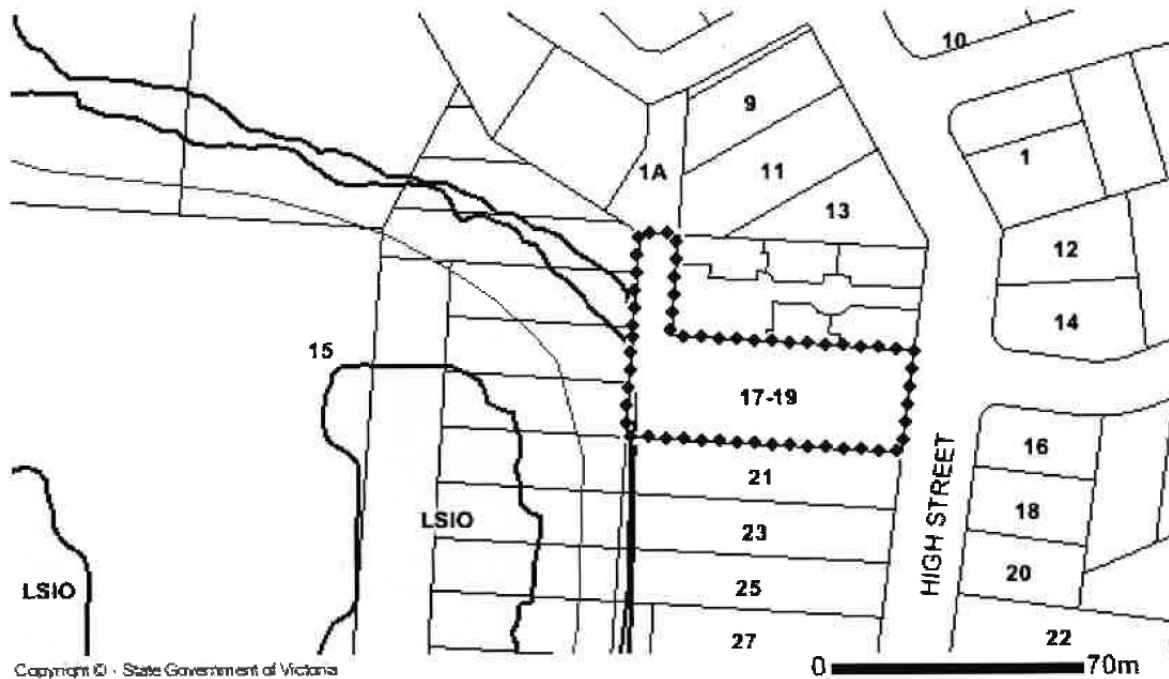
Comments: My property under proposed C131 changes brings the water approximately 20m onto my property where previously it was barely touching. This is on a very sloping block as the change in flood height is so significant. Using my circumstance as an example; we purchased less than 12 months ago on 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 Miriam Turner (Latrobe city council) and Ben Proctor (WGCMA) 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).



LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



 **LSIO - Land Subject to Inundation**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

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,

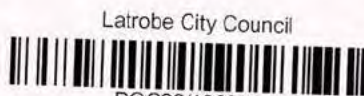
[REDACTED]

[REDACTED]

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LatrobeCITY
a new energy



Latrobe City Council
DOC22/182274
Date Received: 08-Mar-2022

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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.....

Address.....

Phone Number.....

Email Address.....

Your views on the amendment (~~support or~~ object):

I OBJECT TO THE PROPOSED OVERLAY (ES10) AT THE ROAR OF MY PREMISES IN SASIE PLACE MORWELL. BY THE AERIAL PHOTOGRAPH IT SHOWS THAT ENCROACHES ON MY PROPERTY WHILE IN FACT THE AREA MARKED IS ABOUT 1 METRE HIGHER THAN WHERE THE WATER FLOWS.

WHEN YOU LOOK AT (FO) PROPOSED AERIAL SHOT IT 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 MACKINNS DRIVEWAY SHOULD BE USED TO DRAIN THE PONDS WITH ANY OVERFLOW BEING DIRECTED ACROSS THE Paddock. IF YOU LOOK AT HOW OVERGROWN THE DRAINS FROM THE PONDS ARE THIS MAY BE THE CAUSE. IF THE INTENT IS TO DRAIN ACROSS THE Paddock PUT IN A STORMWATER...

WHILE THE DRAIN AT THE BOTTOM OF ENGLISH ST. WAS CHARGED RECENTLY I DON'T BELIEVE THE PIPE UNDER 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 JESIE PLACE AS IN MOATY RAINS THE CATCHMENT AREA DRAINS TO THE REAR OF THESE BLOCKS AND FLOODS YARDS.

I BELIEVE A REQUEST WAS MADE FOR A SPON 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 ENGLISH ST.

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

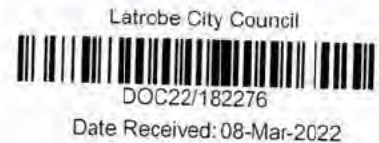
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Chief Executive officer

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.

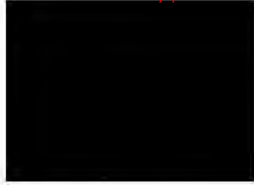
The definition of "insanity" is to do the same old, same old approach to a problem to achieve a different result.

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.

Latrobe City Council



DOC22/182275

Date Received: 08-Mar-2022

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 covering the signature area of the letter.

Submission to Latrobe City – Amendment C131 (Flood Overlays)

4 March 2022

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 "Ben" 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 Rifle Range Rd and Maffra Rd, approx. 400m from my east property boundary, where it can backup due to the height of Maffra Rd 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 Maffra Rd and inundate my property. This is based on the following measurements I.E given that the Maffra Rd 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

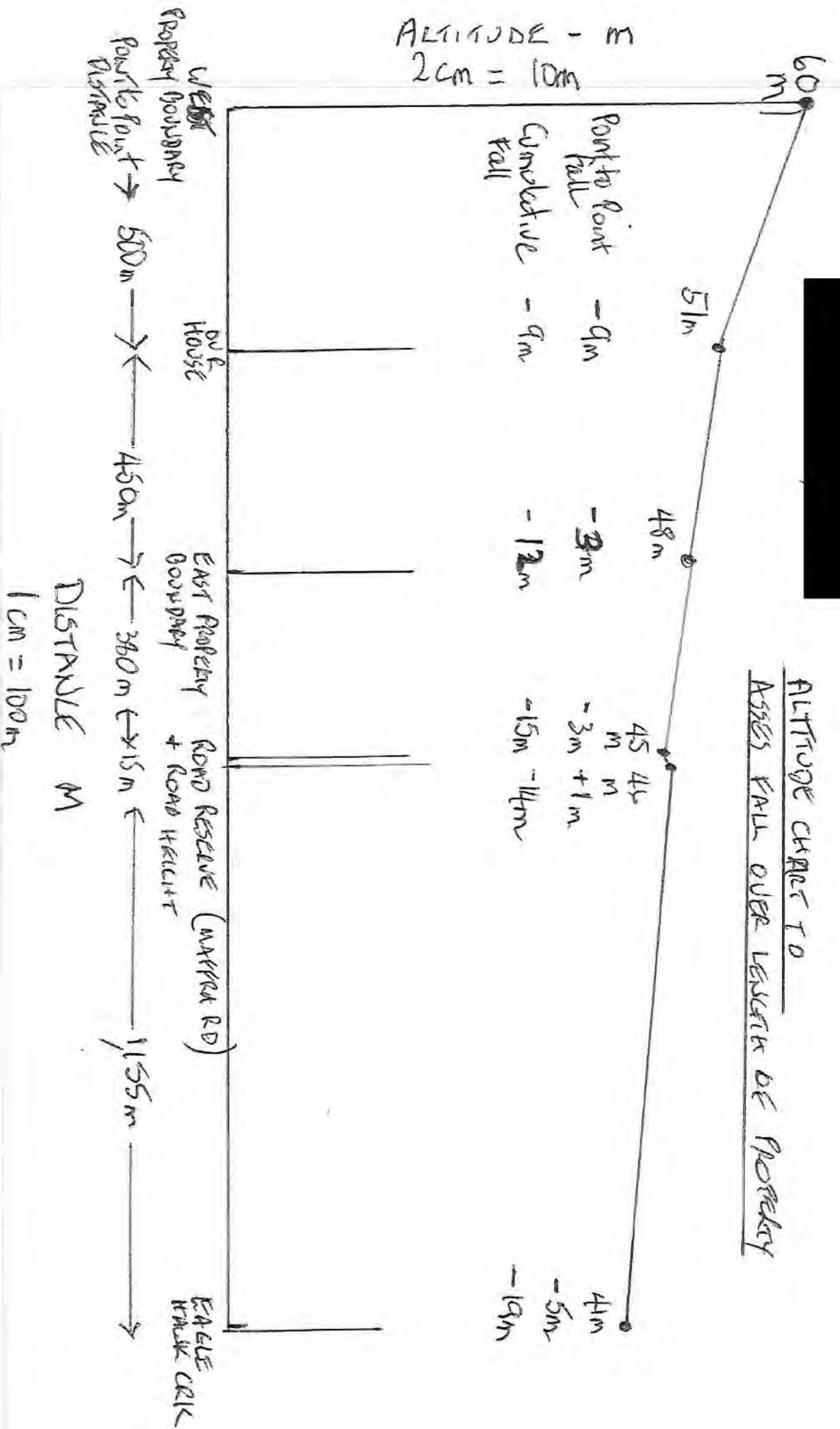
It is for these reasons that I do not consider my property to be at risk of inundation, and request that it not be included in the LSI overlay.

Regards

[REDACTED]

ALTITUDE CHART TO ASSES FALL OVER LENGTH OF PROPERTY

ALTITUDE - m
2cm = 10m



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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

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

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 Rhodes Court 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 Miriam,
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 85 Riverslea Blvd Traralgon I wish to submit my concerns with the current planning and proposed amendments regarding flood overlays and inadequate storm water infrastructure in Traralgon.

At 85 Riverslea Blvd 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

David Little

85 Riverslea Blvd Traralgon 3844

.

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 Strathcole Drive 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 on Strathcole Drive 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]

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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 Tramlgon / Maffra Rd Intersection with Zarnbrook 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.....

Address.....

Phone Number.....

Email Address.....

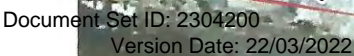
Your views on the amendment (support or object):

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 Bumper Pond Depression at 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: Miriam Turner [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 Jude or myself if you have any questions.

Regards

[REDACTED]



Protecting lives and property



cfa.vic.gov.au



From: Jemma O'Keeffe <Jemma.OKeeffe@latrobe.vic.gov.au>
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.

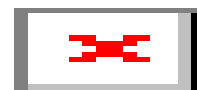
Your submission will be available for any person to inspect during office hours free of charge for a period of two months after the amendment comes into operation or lapses. Copies of your submission may also be made available on request to any person for the relevant period as set out in the Act. You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

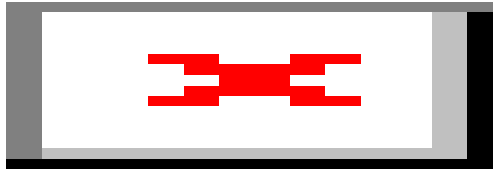
If you require further information, please contact Miriam Turner on phone 0429 394 376 or email miriam.turner@latrobe.vic.gov.au

Kind Regards,

Jemma O'Keeffe
Planning Administration Officer
P
M 0436 433 237
E Jemma.OKeeffe@latrobe.vic.gov.au

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





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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

Miriam Turner
Latrobe City Council
PO BOX 264
MORWELL VIC 3840

Dear Miriam

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

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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 Luci Johnston, Land Use Planning Coordinator, on 9262 8672 or myself on 9767 1811.

Yours sincerely

Jude Kennedy
Manager Community Safety
Community Service Delivery

Submitted on Wed, 2022-03-09 19:34

Submitted by: Anonymous

Submitted values are:

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Your Details

Personal Details

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

Your Submission

My submission is

Hello,

i have spoken with Ben 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

Ben 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]:

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 in 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!



Australian Government
Civil Aviation Safety Authority

AIR NAVIGATION, AIRSPACE AND AERODROMES

CASA Ref: EC22-000079

5 April 2022

Miriam Turner
Strategic Planner
La Trobe City Council
PO Box 264
Morwell VIC 3840

Dear Ms Turner,

**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,

