



# Central Goldfields Shire Council

Planning Panels Victoria  
CGSC C031cgoI PART A  
Submission



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**Date:** November 16 2020



**Photograph above Dunolly flood 2011**

**Photograph on cover Carisbrook flood 2011**

## **Acknowledgement of Country**

Central Goldfields Shire Council acknowledges the ancestors and descendants of the Dja Dja Wurrung. We acknowledge that their forebears are the Traditional Owners of the area we are on and have been for many thousands of years. The Djaara have performed age old ceremonies of celebration, initiation and renewal. We acknowledge their living culture and their unique role in the life of this region.

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Officer Report to Council Seeking Authorisation

DELWP Letter providing Authorisation

Officer Report to Council Seeking Minister for Planning to Appoint Planning Panels Victoria including Submission Table as Appendix

PPV Letter of Instrument

Exhibited Explanatory Report C031cgol

Exhibited Instruction Sheet C031cgol

Supporting Document - Carisbrook Bushfire Report Response to Clause 13.02

Supporting Document - Dunolly Bushfire Report Response to Clause 13.02

Exhibited Planning Scheme Maps

Carisbrook Flood and Drainage Plan 2013

Dunolly Flood Study 2014

AECOM report to Carisbrook Flood Study, 2013

Water Tech response to AECOM report, 2014

Investigation and Design of Carisbrook Flood and Drainage Mitigation Treatments, Preliminary Design Entura 2015

Investigation and Design of Carisbrook Flood and Drainage Mitigation Treatments, Preliminary Design Entura 2016

Jacobs Review 2017

Updated Hydrology and Hydraulic Report, AR&R 2016 and Water Technology 2019

Tullaroop Creek Rural Mapping NCCMA 2019

# 1 Introduction

Flooding is a natural process intrinsic to all waterways. Flooding occurs periodically as a result of heavy rainfall within a catchment and is generally defined by the runoff from the storm event exceeding the capacity of the bed and banks of a waterway or local drainage system.

The effects of flooding in Central Goldfields (CG) are magnified by the proximity of urban development to natural or modified creeks and channels resulting in damage to roads, residential, commercial and industrial properties. The impact of overland flow is also significant and causes frequent flooding to a number of properties in Carisbrook.

The current flood controls in the Central Goldfields Planning Scheme (CGPS) are considered to be out of date. Extensive research work has been completed since the flood controls were first implemented. The North Catchment Management Authority (NCCMA) has undertaken the North Central Regional Floodplain Management Strategy 2018-2028. After the floods of 2011-2012, flood studies were conducted in Carisbrook and Dunolly in 2013-2014 (known as the Carisbrook Flood and Drainage Management Plan 2013 and Dunolly Flood Investigation 2014). These studies model the impact of flooding in both townships. In the summary recommendations, both regional Strategy and local flood studies recommend that the planning scheme be updated to reflect the extent of flooding in the updated mapping.

Amendment C031cgo1 (the Amendment) is the culmination of an extensive body of background work and a consultation process which involved Government agencies, other stakeholders and the wider community. Amendment C031cgo1 proposes to amend the CGPS to give effect to the Carisbrook and Dunolly Flood Management Plans (the Plans). The Plans were prepared by Water Technology in consultation with the NCCMA and Central Goldfields Shire Council (CGSC).

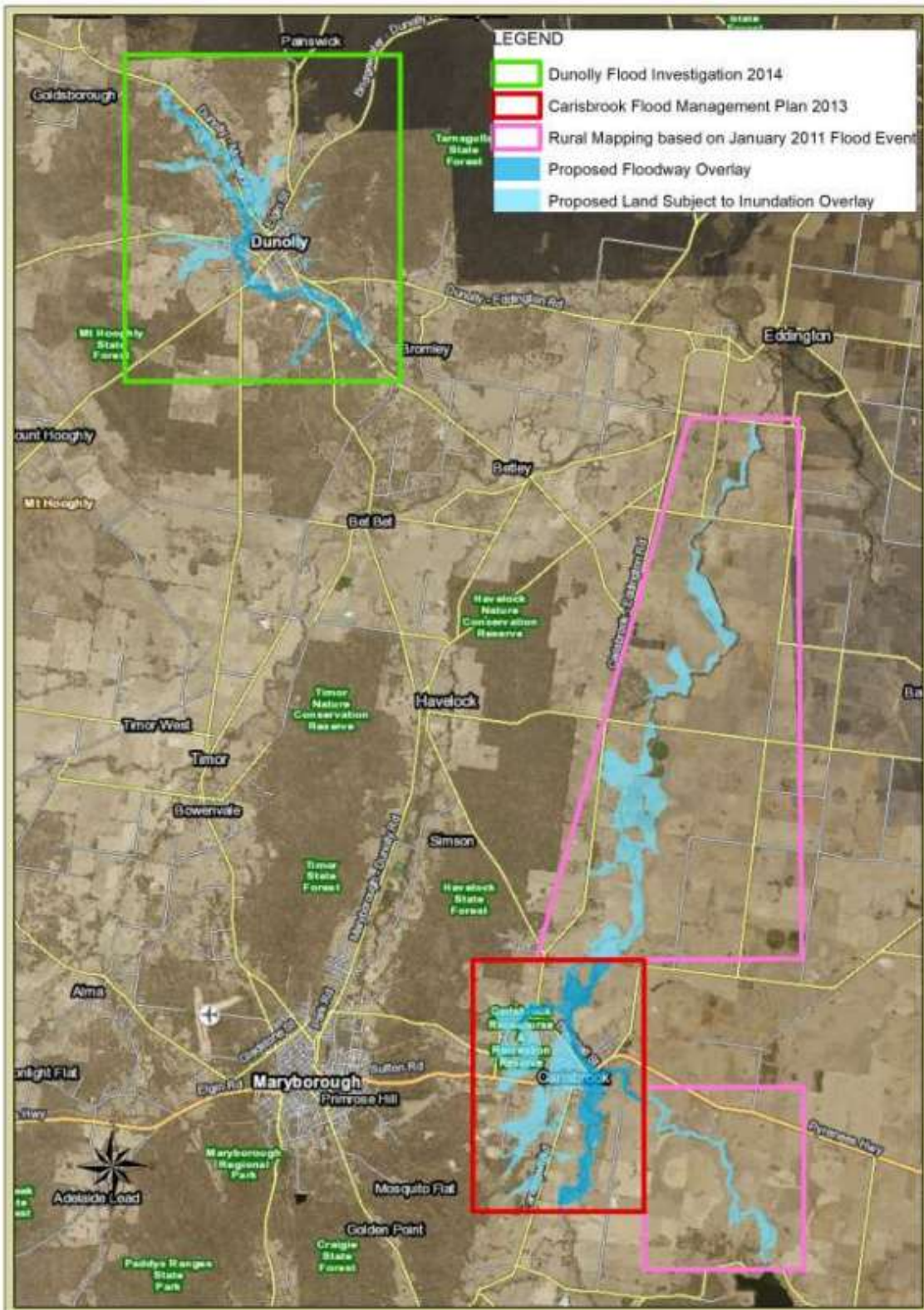
The area affected by the amendment falls within the McCallums Creek, Tullaroop Creek (known locally as Deep Creek) and the Burnt Creek catchments, and local tributaries and the associated floodplains for these watercourses. It therefore affects flood prone land in Carisbrook and Dunolly which were included in the study area.

The amendment retains the existing Land Subject to Inundation Overlay – Schedule 1 (LSIO1), which applies to land outside of this study area including Maryborough, Talbot, Moliagul, Bealiba and surrounding districts. The study area subject to this amendment is proposed to be covered by the LSIO2. The Amendment introduces the Flood Overlay (FO) into the planning scheme.

This submission documents the background to the Amendment, and the strategic and statutory planning context in which the Amendment has been prepared. It also addresses the submissions received during public exhibition. The submission relies on technical input from the NCCMA being the key agency in collaboration with Council.

## 1.1 Investigation Area

Map 1.1.1 Flood Study Investigation Areas in Carisbrook and Dunolly



## 2 Background

The townships of Carisbrook and Dunolly in central Victoria have been affected by several flood events from overland flooding and rising levels in the McCallums, Deep and Burnt Creeks. Significant and devastating flood events occurred in September 2010 and January 2011.

### 2.1 Flood Plans Developed for Carisbrook and Dunolly

The first stage in managing floodplain risk for a particular catchment involves a flood study, which is a comprehensive technical investigation of flood behaviour for that catchment. These flood studies show the distribution, extent, levels and velocity of floodwaters across sections of the floodplain for a range of different flood events.

The Plans were jointly funded by the Victorian and Australian Governments under the Natural Disaster Resilience Grants Scheme (NDRGS), with additional funding provided by NCCMA and CGSC. The NCCMA developed the Plans in partnership with CGSC.

The objectives of the Plans included:

- A review of available data and historic flood information and simulation of various past flood events through the townships;
- Engagement with the community and stakeholders in order to understand their experiences of flooding and desired outcomes;
- Determination and documentation of flood levels, extents, velocities and depths (and thus flood risk) for the Deep Creek and Burnt Creek and any major tributaries within the study area (Map 1) for a range of flood events including 0.5%, 1%, 2%, 5%, 10% and 20% AEP events;
- A review of the Central Goldfields Planning Scheme's current flood zone and overlays for the township/study area/locality and recommendations for appropriate Planning Scheme amendments in the context of study outcomes;
- Preparation of digital and hard copy floodplain maps for 1% AEP flood events showing both floodplain and floodway extents, suitable for incorporation into municipal planning schemes;
- Assessment of flood damages;
- Identification and preliminary feasibility assessment of structural mitigation measures to alleviate intolerable flooding risk;
- Costing and assessment of preferred structural mitigation measures.

Note: The September 2010 event was estimated as a 75 year ARI event with the January 2011 estimated to be much larger at a 135 year ARI event.

## 2.2 Consultation for Flood Management Plans

The Carisbrook Plan summarises the consultation and feedback process (pg. v):

*A key objective of the Plan was to ensure strong community engagement and to demonstrate strong community support for the final Plan. A key aspect of all community engagement was to provide information to ensure community understanding and then to seek feedback verbally at meetings and through more formal feedback methods such as surveys. Three public meetings held at various stages of the Plan development were all strongly attended with over 100 community members present at each meeting. Feedback from these meetings guided the development of the Plan. Key findings of the Draft Carisbrook Flood Mitigation and Drainage Management Plan were presented to the community at a public meeting held on 15th February 2013. A summary brochure outlining the mitigation packages and preferred option along with a feedback form was provided to all meeting attendees and a three week consultation period then ensued. During the public consultation the community provided a total of 113 submissions were received from the community, with 100 submissions supporting the preferred option and 13 not supporting the preferred option or unsure. As a result of the extensive community consultation, and public feedback, it is clear that the Steering Committee's proposed scheme for Carisbrook has strong community support.*

The Dunolly Plan summarises the consultation process (pg. vii):

*Throughout the study, a range of community consultation activities were undertaken, including community drop-in sessions, media releases and questionnaires to ensure that community issues were heard and the ideas of the community were considered in the development of potential flood mitigation options. It must be noted that the community participation was very helpful, with flood observations, local information and feedback on the study greatly improving the outcomes for the study.*



## **2.3 Mapping Extents**

The mapping produced by the Plans will improve future land use planning and development decisions to minimise the risks to the community from flooding. The Plans also support the NCCMA, Council and other emergency response organisations in preparing for and responding to a flood in Central Goldfields Shire. The Plans will also assist Council in understanding existing drainage problems and in designing new infrastructure.

The Plans established the 10% and 1% AEP\* flood levels using a robust methodology that relied on a range of data sources including consideration of stream flow and rainfall data, surveyed flood level data, LiDAR data, storage data and a broad range of background data from various sources including drainage studies and site specific flood event data.

A 1 in 100 year ARI\* flood is a level of flooding that has a 1% chance of occurring in a given year. It is considered to be a very large flood and is used as the minimum design standard for new development in Victoria. If an area experiences a 1 in 100 year flood in a certain year, it does not mean that another 1 in 100 year flood will not occur for another 99 years, it is an average only. The 1 in 100 year flood is technically referred to as the 1% AEP\* flood.

\* Average Recurrence Interval – is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood event will occur on average once every 100 years.

\*Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as a reciprocal of ARI\* (Average Recurrence Interval).

## **2.4 Adoption of the Plans**

The Carisbrook Flood and Drainage Management Plan was received by Council on 27 August 2013.

The Dunolly Flood Investigation was delivered to Council on 21 October 2014.

A recent records check has indicated that Council received the completed Carisbrook and Dunolly Plans but did not formally resolve to adopt them. Council proposes that Panel include a recommendation to Council to formally adopt the Plans when the Amendment is presented to Council for adoption.

## 2.5 Recommendations of the Plans

The Plans made a range of recommendations, as follows:

### *The Carisbrook Plan*

**Table 1:** Carisbrook Flood and Drainage Management Plan 2013 recommendations

Details	Recommendation Implemented
A Western Floodway and Levee to divert overland flows to the west of the township	Partially complete - requires additional funding to complete work – estimate 2022 (see below)
Vegetation works on Tullaroop and McCallums Creek extending from Camp Street to a point 500 m downstream of the railway bridge	Works are complete, which were managed by NCCMA on behalf of CGSC
A smaller levee near Williams Road to divert additional overland flow into McCallums Creek through the existing bluestone drain	Works completed by CGSC (see below)
A non-return valve on culverts under Landrigan Road near Camp Street	Works completed by CGSC (see below)
A long-term recommendation that the highway bridge be replaced with a clear-span structure when the bridge is due for replacement (or when funding becomes available).	Vicroads future project (no dates set – long term action)
The staged implementation of a flood warning system for Carisbrook which may include several new rainfall gauges in the upstream catchments (at the Carisbrook local catchment, Smeaton, Clunes and the upper McCallums Creek catchment) and a new stream flow gauge and boards to be installed at Carisbrook (upstream of the highway bridge).	Partially complete. Future action funding will be sought by NCCMA in 2021 to progress further.
The flood warning system should be utilised in conjunction with the flood maps and flood intelligence produced from this study to form an effective flood warning system;	Future works required - Emergency Agency partners (VicSES, CGSC and NCCMA)
It is recommended that a flood response plan be adopted into the Municipal Flood Emergency Plan and the community is engaged along with the responsible agencies (BoM, SES, CGS, NCCMA etc.) in developing appropriate actions.	Complete, CGSC

The planning scheme for Carisbrook is amended to reflect the flood risk identified by this project (pg. 137)

Progressed 2019 by CGSC and NCCMA

### The Dunolly Plan

**Table 2:** Dunolly Flood Investigation 2014 recommendations

Details	Recommendation Implemented
An upgrade of the contour channel to improve capacity, and the incorporation of a retarding basin.	Works completed by CGSC (see below)
Amendment of the planning scheme for Dunolly to reflect the flood risk identified by this project	Progressed 2019 by CGSC and NCCMA
Mitigation Package 3 (an upgrade of the contour channel and retarding basin) to be submitted for funding for detailed design and construction.	Works completed by CGSC (see below)
The updated Municipal Flood Emergency Plan be used during a flood event to improve the emergency response.	Complete, CGSC
In any future bridge upgrade projects, consideration be given to elevating bridges to provide access during a major flood because currently the town becomes completely isolated by road.	Vicroads future project (no dates set)
Installation of a gauge board within town to base future observations on and to tie the flood maps back to the gauge. This gauge could also be linked to a flash flood warning system should that be considered in the future.	Works completed by DELWP.

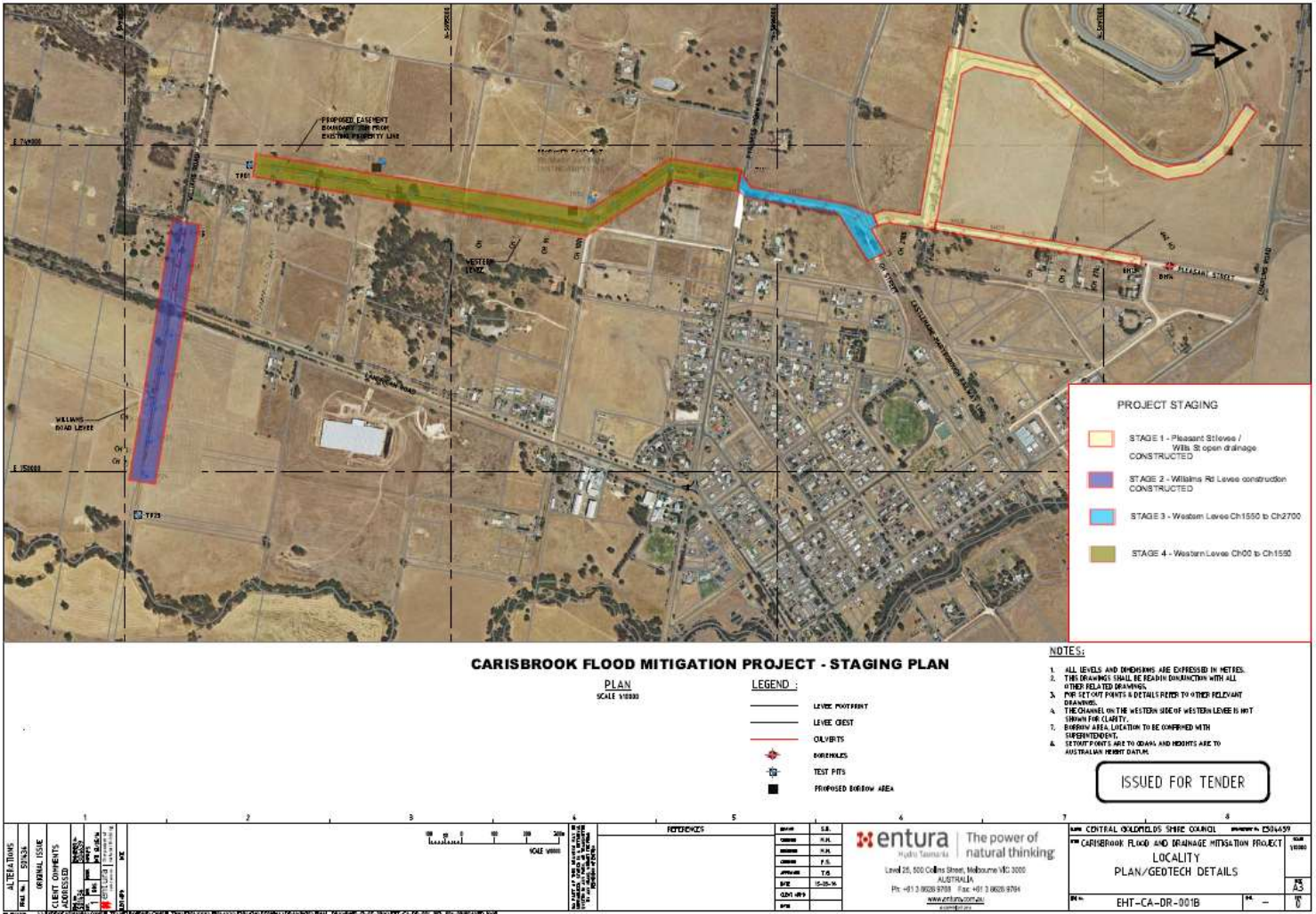
This Amendment C031cgo1 proposes to incorporate the new flood mapping produced by the Plans into the CGPS. It proposes to introduce the Flood Overlay (FO) and apply a new Land Subject to Inundation Overlay – Schedule 2 (LSIO2). The purpose of this is to provide transparent information about local flood hazards and appropriate consideration and identification of risk where land development is proposed.

## 2.6 Mitigation Infrastructure

### Carisbrook

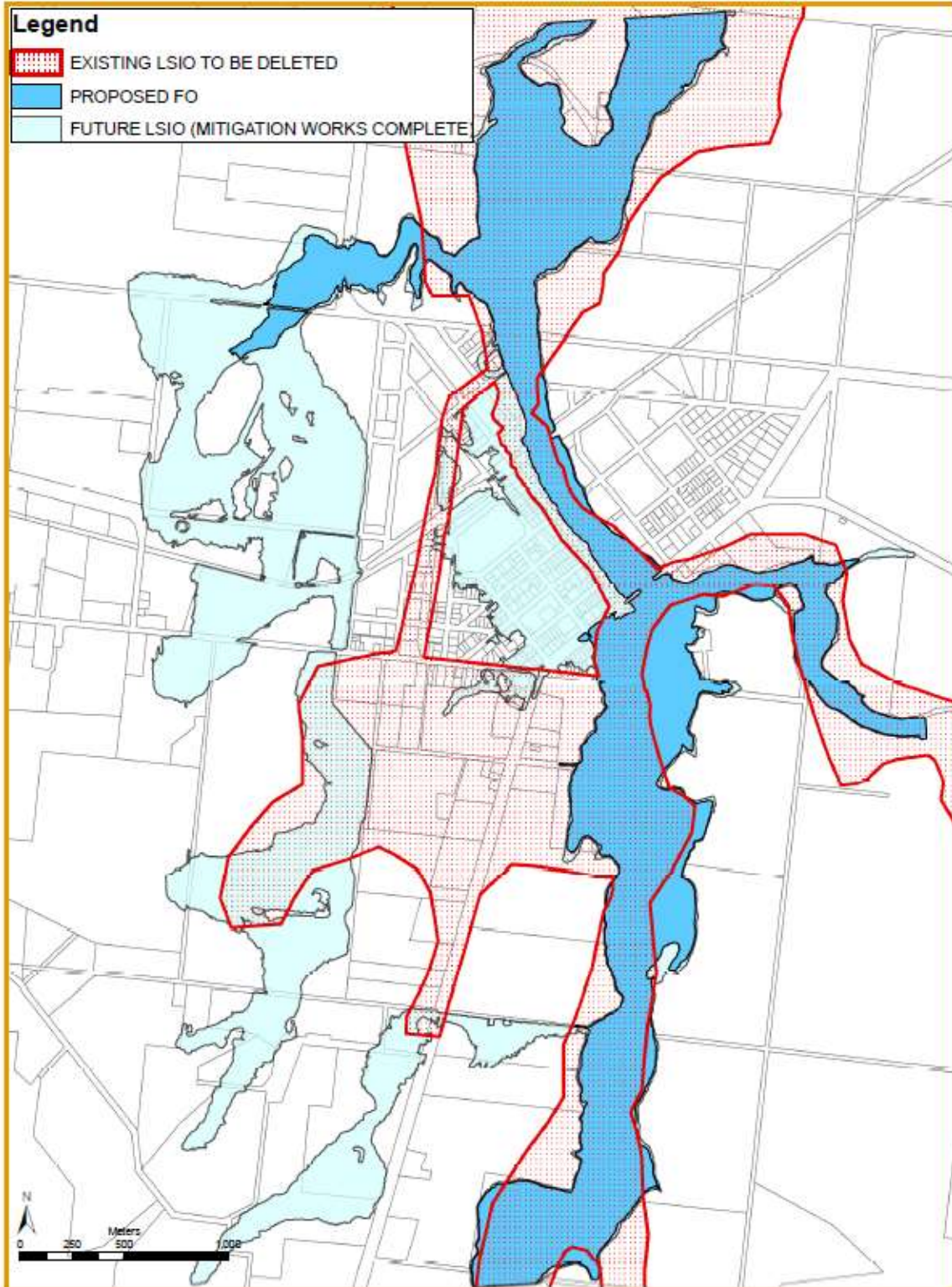
As mentioned above several flood mitigation options were recommended for Carisbrook in the Plan. The Carisbrook map below shows the Williams Road section of the levee (Stage 2) which is completed and Western Levee (Stage 1) has been constructed. The levee in Stage 1 is the road of Pleasant St, the area shaded around the racecourse is open drainage related works.

2.6.1 Carisbrook Map – Infrastructure Mitigation Stages



Stage 3 is currently underway and Stage 4 is waiting for funding. Preliminary mapping by the CMA has proposed what the flood mapping may look like with the Stage 4 mitigation options complete. The completion of Stage 3 (which is currently being constructed) will not reduce flood risk, this will only occur once Stage 4 is complete.

2.6.2 Proposed Map – Stage Four Completion Carisbrook\*



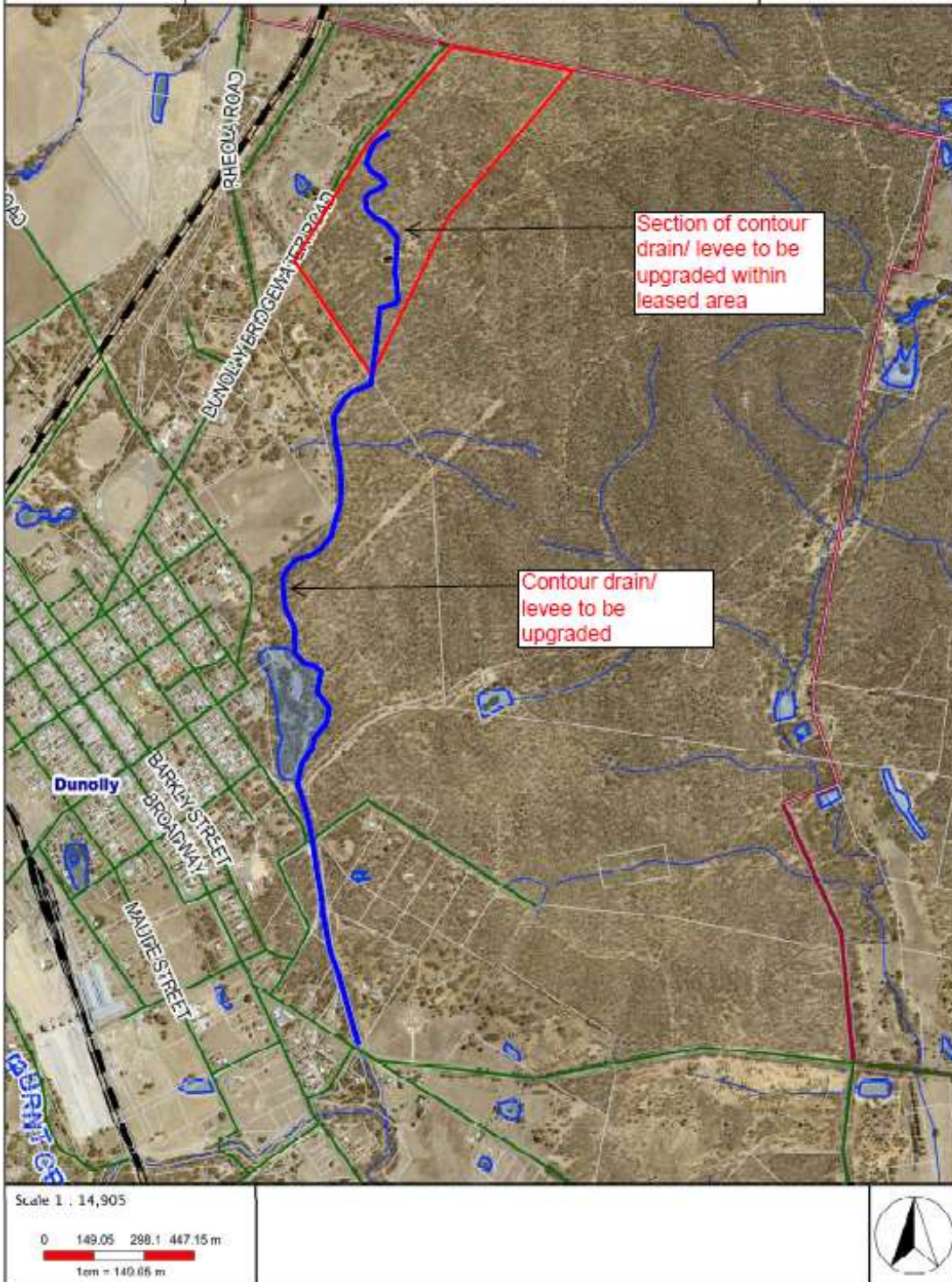
DISCLAIMER  
This map publication is prepared by the North Central Catchment Management Authority (NCCA). The North Central CMA disclaims any liability (including for negligence) to any person in respect of anything and the consequences of anything, done or not done of any kind (including damage, costs, interest, loss of profits or special loss or damage, arising from any error, inaccuracy, incompleteness or other defect) in the information, by any such person in whole or partial reliance upon the whole or part of the information in this map publication. Flood information is provided by North Central CMA from the Victorian Flood Database. W/May Code & issued from Department of Land, Environment, Water and Planning. Map Produced 28 July 2016.

\* The map above shows the LSIO as current in the CGPS. Council anticipates implementing the revised flood mapping via a Section 20(4) Amendment once Stage 4 of the Western Levee is completed.

Dunolly

As mentioned above two flood mitigation options were recommended for Dunolly in the Plan. The Dunolly Levee is from the Dunolly Bridgewater Rd to Dunolly Eddington Rd. This work is complete.

2.6.3 Dunolly Map - Mitigation Infrastructure Stages



## **2.7 Further Studies and Mapping Reviews**

There have been a number of studies and reviews subsequent to the completion of the Flood Management Plans. The following details the additional studies that have been undertaken which focus on Carisbrook.

### **2.7.1 AECOM Review 2013**

Prior to adopting the Carisbrook Flood Management Plan, CGS engaged the services of AECOM to review the Plan. A copy of the review is attached in the Appendices. The review raised some issues. This review was forwarded to Water Technology for consideration. A copy of Water Technology's response that addresses these issues is attached in the Appendices.

### **2.7.2 Investigation and Design of Carisbrook Flood and Drainage Mitigation Treatments – Preliminary Design, Entura 2015**

Entura was awarded a contract by CGS to investigate and cost two overland flow flood mitigation options. This stage of the design involved remodelling flood flows in Carisbrook. A copy of this report is attached in the Appendices.

### **2.7.2 Investigation and Design of Carisbrook Flood and Drainage Mitigation Treatments – Detailed Design, Entura 2016**

Entura was awarded a contract by CGS to develop a detailed design for flood mitigation works to address the overland flooding in Carisbrook. A copy of this report is attached in the Appendices.

### **2.7.3 Jacobs Review, 2017**

Jacobs was engaged by the Department of Environment Land Water and Planning (DELWP) in 2017 to conduct a peer review of the Carisbrook Flood and Drainage Management Plan and flood mitigation works completed at that time. CGS was investigating the option to compulsorily acquire land to facilitate the construction of works, this review was considered an important step by DELWP to ensure that any decisions made by the Minister for Planning was based on the best available information. A copy of this review is attached in the Appendices.

### **2.7.4 Updated Hydrology and Hydraulic Report – AR&R 2016, Water Technology 2019**

Following on from the recommendations of the Jacobs Review, 2017, CGS engaged the services of Water Technology to update the flood modelling and to understand the impacts of the partially completed flood mitigation works (Stages 1&2). A copy of this report is attached in the Appendices.

The results of this flood modelling was used to prepare the proposed overlays for Carisbrook.

### **2.7.5 Tullaroop Creek Rural Mapping, North Central CMA 2019**

The detailed modelling undertaken by Water Technology highlighted the significant inaccuracies in the existing LSIO and there was no logical or easy way to transition the new LSIO into the existing LSIO. Given the collection of data during the January 2011 flood event including video footage, North Central CMA has taken this opportunity to undertake rapid mapping for the rural areas along Tullaroop Creek. A copy of the report summarising the methodology of this mapping is attached in the Appendices.

### 3 Preparation of Amendment C031cgo1

At the Ordinary Meeting of Council on 19 December 2019, Central Goldfields Shire Council Administrators authorised Council to progress with the Council as the planning authority. Section 8A (2) of the Act stipulates that a municipal Council may only prepare an amendment to a Planning Scheme if it is authorised to do so by the Minister for Planning. The amendment was authorised by DELWP on the 25 February 2020.

The amendment proposes to alter the CGPS by:

- Introducing the FO. This is to be applied to land that is subject to mainstream flooding and has been identified as
  - having a depth of flooding greater than 0.5 metres; or
  - having a product of depth and velocity greater than 0.4 metres<sup>2</sup>/second; or
  - affected by flooding from a 10% AEP flood event (subject to flooding on average once in every 10 years).
- Adding a second schedule to the Land Subject to Inundation Overlay (LSIO2). This is to be applied to land that is subject to mainstream flooding and has a lower risk of flooding than FO land by having a 1% AEP flood extent (subject to flooding on average once in every 100 years).
- Updating the mapping extent of the LSIO1 for the rural areas of Tullaroop Creek upstream and downstream of Carisbrook.
- Introducing planning permit exemptions to those flooding controls if certain requirements are met.

The proposed changes to the planning scheme will affect approximately 911 properties, as follows:

- 146 properties are proposed to have the current LSIO removed.
- 10 properties are proposed to have the FO applied.
- 481 properties are proposed to have the LSIO applied.
- 274 properties are proposed to have both the FO and the LSIO applied.

Of the 765 properties that are proposed to have flood controls, 306 properties are proposed to have flood controls applied for the first time.

In terms of specific changes to the CGPS the following changes were exhibited:

#### Ordinance changes

- Amending Clause 21.09 of Municipal Strategic Statement to highlight the importance of managing development within land in the Land Subject to Inundations Overlay and discouraging development on land in the Floodway Overlay in the townships of Carisbrook and Dunolly\*.
- Inserting Clause 44.03 (Floodway Overlay) into the planning scheme.
- Inserting Schedule 1 to Clause 44.03 (Floodway Overlay) to identify properties that experience flooding greater than 500 millimetres flood depth and provide permit exemptions.
- Amending the Schedule to Clause 44.04 (Land Subject to Inundation Overlay) to identify it as Schedule 1 to the Land Subject to Inundation Overlay.
- Inserting Schedule 2 to Clause 44.04 (Land Subject to Inundation Overlay) to identify properties that experience flooding less than 500 millimetres flood depth and provide permit exemptions.
- Amending Clause 72.08 to include the Carisbrook Flood and Drainage Management Plan 2013 and the Dunolly Flood Management Plan 2014 as background documents in the planning scheme.



\*Ordinance changes due to recently completed Amendment C032cgol have changed the local planning policy framework. This implication is expanded in the Part B submission.

**Mapping changes**

- Amend the following overlay maps 4LSIO-FO, 5LSIO-FO, 7LSIO-FO, 13LSIO-FO, 14LSIO-FO, 16LSIO-FO, 20LSIO-FO, 19LSIO-FO.
- To view the map sheets visit [HERE](#) or view in the Appendix.

**3.1 Mapping Schedule**

**Table 3:** Mapping Schedule for Amendment C031cgol

Reference	Information
Map04	Dunolly retract LSIO and introduce LSIO2 and FO1 (large area)
Map05	Dunolly retract LSIO and introduce LSIO2 and FO1 Thomas Street – Clark Street area
Map07	Carisbrook and Dunolly retract LSIO and introduce LSIO2 and FO1 (large area)
Map13	Carisbrook retract LSIO and introduce LSIO2 and FO1 – Heales Rd to Victoria Street
Map 14	Carisbrook retract LSIO and introduce LSIO2 and FO1 – Veales Rd to Pyrenees Hwy
Map16	Carisbrook South retract LSIO and introduce LSIO2 and FO1 (large area)
Map19	Tullaroop Creek (Carisbrook South) retract LSIO introduce LSIO2 (large area)

## 4 Chronology of Events

**Table 4:** Chronology of Events for Amendment C031cgol

Date	Event
2010 - 2011	Carisbrook and Dunolly affected by two significant flooding events
2013-2014	Carisbrook and Dunolly Flood Management Plans completed
May 2013	Review of Carisbrook Plan by AECOM with subsequent response by Water Technology
August 2013	Carisbrook Flood and Drainage Management Plan Presented to Council
2014-15	Detailed Design of Mitigation Works for Carisbrook by Entura
August 2019	Updated flood modelling undertaken by Water Technology
2019	Preparation of Amendment C031cgol commenced by the CGSC and NCCMA
25 February 2020	Authorisation of Amendment C031cgol received from DELWP
22 May – 23 July, 2020	Exhibition of Amendment C031cgol
17 – 19 June, 2020	Public information sessions (via videoconference)
25 August 2020	Council resolves to refer submissions to Amendment C031cgol to PPV
27 August 2020	Appointment of PPV formally requested
10 September 2020	Amendment C032cgol gazettal, implementing the PPF
27 October 2020	Directions Hearing
23 November 2020	Panel Hearing

## 5 Submissions

**Table 5:** Land discussed in each submission and status of overlay

Submission	Address of land	Current Overlay status	Proposed Overlay status
Submission 1	5,7,9,11,13,15,19 (Town Hall), 21, 23, 29 and 31 Bucknall Street Carisbrook	Part LSIO	LSIO
Submission 2	70 Landrigan Rd Carisbrook	LSIO	Part LSIO
Submission 3	52 Victoria St Carisbrook	LSIO	Part LSIO
Submission 4	33 MacCallum St Carisbrook	Part LSIO	Part FO and Part LSIO
Submission 5	42 Pierce Hill Rd Dunolly	No LSIO	No LSIO*
Submission 6	9 Bucknall St Carisbrook	Part LSIO	LSIO
Submission 7	N/A		
Submission 8	N/A		
Submission 9	N/A		
Submission 10	N/A		
Submission 11	Whole of Carisbrook Investigation Area	Part LSIO	Part LSIO and FO
Submission 12	N/A		

\* Council and NCCMA have agreed that this should be altered so that no LSIO is to affect the subject land. Discussed in Part B Submission.

The submissions were considered by Council at its Ordinary meeting on 25 August 2020, at which Council in accordance with Section 23 of *the Planning and Environment Act 1987* resolved to refer the submissions to a Panel appointed under Part 8.

The following sets out the details of the submissions, including maps showing the land to be affected, followed by a discussion and then Council's response.

### 5.1 Submission 1 – Private Submitter

#### Nature of Submission

The submission does not support the proposed LSIO over the western side of Bucknall Street Carisbrook - lots 5,7,9,11,13,15,19 (Town Hall), 21, 23, 29 and 31 Bucknall Street. The

submission states that these lots are islands of land that are not at risk for flood activity (as shown on the Flood Eye as not being affected by a 1 in 100 year flood).

Council notes that these sites have existing LSIO controls applied, on the eastern portion of the lots (covering the islands).

**Resolution**

Subsequent to Council's correspondence and discussion at the Carisbrook videoconference on the 18 June 2020, the submission was withdrawn (14 July 2020).

**5.2 Submission 2 – Private Submitter**

**Nature of Submission**

The submission does not support the proposed LSIO over the eastern side of the property boundary, along Landrigan Road. The submitter contends that the flooding that occurs in this area is due to a drainage fault, not rising creek water or overland flows.

Council notes that the site is currently entirely constrained by the LSIO.

**Resolution**

Council relies on the recommendations of the Flood Management Plan and post submission comments from NCCMA, and is of the view that the proposed overlays be adopted as exhibited for this land.

### 5.3 Submission 3 – Private Submitter

#### Nature of Submission

The submission suggests that the LSIO should be extended over 52 Victoria Street, Carisbrook. In the landowner’s experience, this land is the same level as nearby lots and floods in the same way.

The submission also raises concerns with how flood risk will be reduced due to the construction of the Western Levee, Carisbrook. The submissions contend this future project needs to be considered in the current amendment.

Council notes that the site is currently entirely constrained by the LSIO.



Figure 3: Proposed 52 Victoria Street, Carisbrook Mapping

**Resolution**

The NCCMA and Council consider this site area for further investigation and recommend PPV make the necessary changes to the proposed mapping if required.

**5.4 Submission 4 – Private Submitter**

**Nature of Submission**

The submission does not support the proposed LSIO and FO on the western area of 33 McCallum Street. The submitter contends that this 'flood level' was corrected by the NCCMA in 2013 and should be set further west by a nominated amount as drawn on Figure 4 below (note the black



line).

**Figure 4: Proposed 33 McCallum Street, Carisbrook Mapping**

Council notes that the subject site is partly constrained by the LSIO, roughly in the same location as indicated by the submitter's line in the above map.

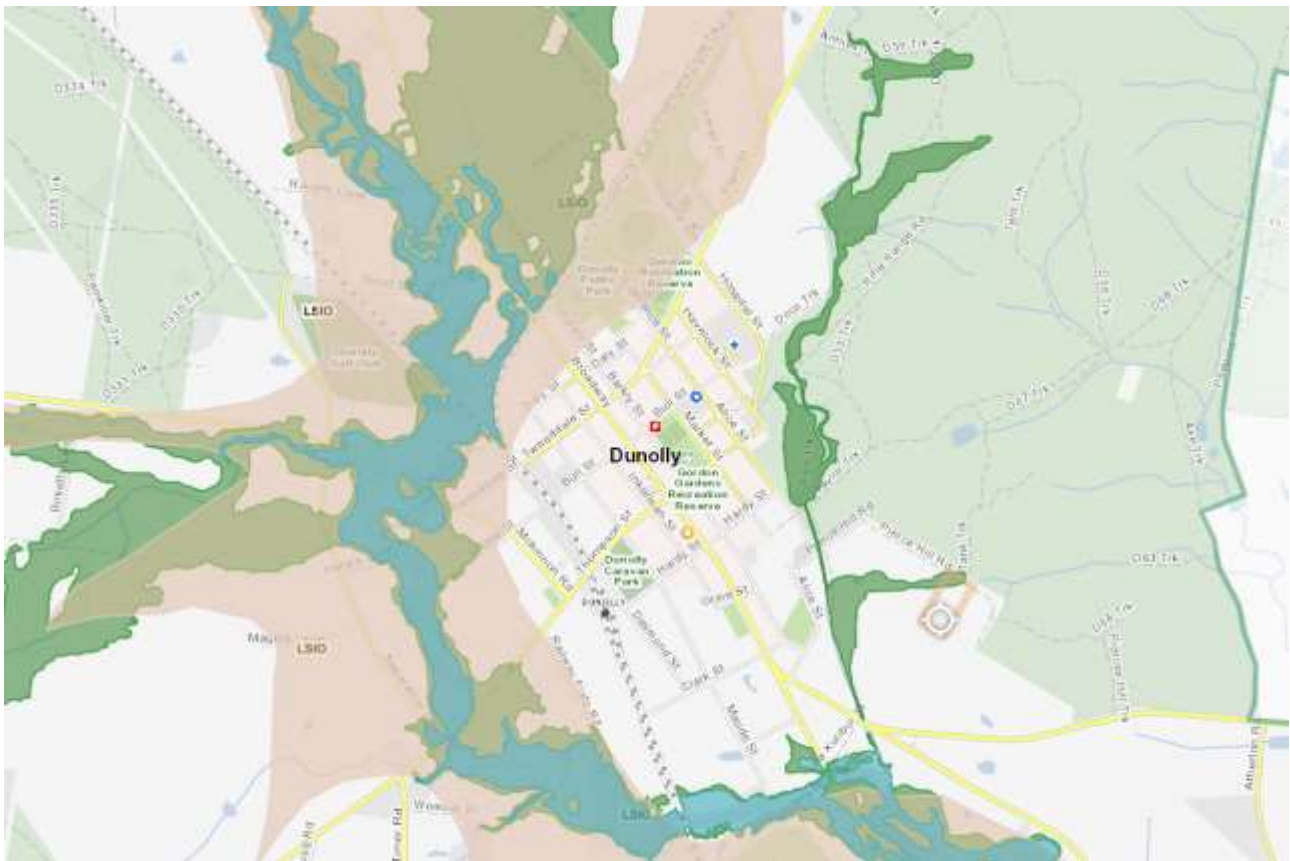
**Resolution**

Council relies on the recommendations of the Flood Management Plan and post submission comments from NCCMA, and is of the view that the proposed overlays be adopted as exhibited for this land.

**5.5 Submission 5 – Private Submitter**

**Nature of Submission**

The submission does not support the proposed LSIO over a section of the property at 40 Pierce Hill Rd, Dunolly. The submitter agrees that although the direction of the water flow is correct, the extent of the inundation is inaccurate. The landowner contend that the water in the gully is at most 1m wide and approximately 30-40cm deep.



**Figure 5: Exhibited Mapping in C031cgo1, 40 Pierce Hill Road, Dunolly (site indicated)**

**Resolution**

Council and NCCMA support mapping changes to Amendment C031cgo1 as shown above in Figure 5.

The submission was withdrawn in the 29 July 2020 as the submitter believes their request was resolved with the mapping update.

## 5.6 Submission 6 – Private Submitter

### Nature of Submission

The submitter contends that the mitigation works associated with the western levee should be completed prior to Amendment C031cgol.

Council notes that the lot is currently constrained on the east by the LSIO, as shown below.

Photograph 2: Existing and Proposed mapping on 9 Bucknall Street, Carisbrook



### Resolution

Council relies on the recommendations of the Flood Management Plan and post submission comments from NCCMA, and is of the view that the proposed overlays be adopted as exhibited for this land.

## 5.7 Submission 7 – Referral Authority

### Nature of Submission

Coliban Water has no concerns with the proposed amendment to the Planning Scheme based on the information provided.

### Resolution

No action is required.



## 5.8 Submission 8 – Referral Authority

### Nature of Submission

The EPA has no concerns with the proposed amendment to the Planning Scheme based on the information provided.

### Resolution

No action is required.

## 5.9 Submission 9 – Referral Authority

### Nature of Submission

CHW has no concerns with the proposed amendment to the Planning Scheme based on the information provided.

### Resolution

No action is required.

## 5.10 Submission 10 – Referral Authority

### Nature of Submission

GMW has no concerns with the proposed amendment to the Planning Scheme based on the information provided.

### Resolution

No action is required.

## 5.11 Submission 11 – Private submitter

### Nature of Submission

The submitter requests that the amendment be heard in a public meeting in Carisbrook.

The submission requests that the LSIO2 be extended over the Carisbrook Primary School, Tullaroop Leisure Centre and the Mill if the Carisbrook township is included in the current mapping.

The submitter also requests that the Amendment be withheld until after the western levee construction.

### Additional Information

Subsequent meeting with Submitter 11 held on 6 November 2020 in Carisbrook confirmed the following position:

- The Submitters request the mapping be amended to include the Carisbrook Primary School, Carisbrook Leisure Centre and Chaff Mill in the LSIO;
- The Submitters request that a recommendation be given that once Stage 4 of the Western Levee is complete, Council immediately progresses with a Section 20(4) amendment to remove the land no longer subject to planning controls to identify 1 in 100 year flood risk.

### Resolution

Council relies on the recommendations of the Flood Management Plan and post submission comments from NCCMA, and is of the view that the proposed overlays be adopted as exhibited for

this land. Council affirms its position that once the Stage 4 of the Western Levee is completed, they will progress the steps required with DELWP to complete a Section 20(4) amendment.

## **5.12 Submission 12 – Referral Authority**

### **Nature of Submission**

CFA has no concerns with the proposed amendment to the Planning Scheme based on the information provided.

## **6 Conclusion**

The Amendment aims to update flood mapping in Carisbrook and Dunolly as recommended in the Plans. The Amendment retains the existing LSIO1 which will apply to land outside of this study area including Maryborough, Talbot, Moliagul, Bealiba and surrounding districts. The study area subject to this amendment is proposed to be covered by the LSIO2 and FO1.

The Amendment is the culmination of an extensive body of background work and a consultation process which involved Government agencies, other stakeholders and the wider community. This exhibition process was shaped differently due to the COVID-19 Pandemic, yet still operated in accordance with legislative requirements.

The amendment received 12 submissions, seven of which have been resolved. Five are unresolved and Council and NCCMA's response to these submissions will be publicly available in the Part B Submission.

## 7 Appendix

Officer Report to Council Seeking Authorisation

DELWP Letter providing authorisation

Officer Report to Council Seeking Minister for Planning to Appoint Planning Panels Victoria including Submission Table as Appendix

PPV Letter of Instrument

Exhibited Explanatory Report C031cgoI

Exhibited Instruction Sheet C031cgoI

Supporting Document - Carisbrook Bushfire Report Response to Clause 13.02

Supporting Document - Dunolly Bushfire Report Response to Clause 13.02

Exhibited Planning Scheme Maps

Carisbrook Flood and Drainage Plan 2013

Dunolly Flood Study 2014

AECOM report to Carisbrook Flood Study, 2013

Water Tech response to AECOM report, 2014

Investigation and Design of Carisbrook Flood and Drainage Mitigation Treatments, Preliminary Design Entura 2015

Investigation and Design of Carisbrook Flood and Drainage Mitigation Treatments, Preliminary Design Entura 2016

Jacobs Review 2017

Updated Hydrology and Hydraulic Report, AR&R 2016 and Water Technology 2019

Tullaroop Creek Rural Mapping NCCMA 2019