

Allison & David Long  
16-18 Cameron Street  
HEYWOOD VIC 3304

Allison: 0403 175 455  
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14<sup>th</sup> July 2022

Glenelg Shire Council  
PO Box 152  
PORTLAND VIC 3305

Email: [planning@glenelg.vic.gov.au](mailto:planning@glenelg.vic.gov.au)

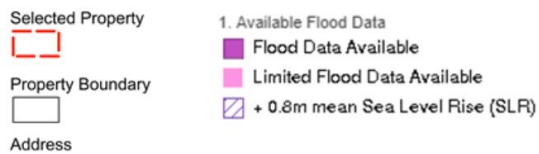
I write in response to your correspondence dated 4<sup>th</sup> July 2022 in relation to the AMENDMENT C108GELG GLENELG PLANNING SCHEME NOTICE OF PREPARATION OF AN AMENDMENT.

Having reviewed the online amendment, supporting documents and explanatory report, we wish to oppose the amendment for the following reasons;

1. According to the amendment, our premises will now be **inside** the inundation boundary. You would be aware that our land is built up over 3 foot higher than the surrounding blocks. In the 6 years we have resided at this premises, the river has broke its banks every year (sometimes twice a year)...and at the highest level we have seen, it would need to rise a further 1.5 meters to actually enter our backyard and reach our back patio...and then rise a **further** 12cm to reach our back door! So we are questioning whether this has been taking into account when considering the boundary lines.
2. If this is something that has been foreseen, and in the planning, why was there no action taken in relation to building more culverts under the railway line, as it appears to have a dam effect as it currently is and puts the town at a higher risk of flood and the surrounding land at a higher risk of inundation.
3. Why has there been no clearing of the river system to prevent this overflow effect? Who's responsibility is this to ensure the river system in maintained and cleaned? How often has it been cleaned and cleared of debris and reeds, etc??
4. The river mouth on occasions has been blocked by sand washed up creating a sandbank.....why is this not a priority to clear the sandbank to ensure the river flows freely and prevents an overflow effect?
5. The Flood Information Property Report generated by Glenelg Hopkins showing the extent of flooding in the event of a 1% AEP (1 in 100 yr ARI) flood has our property OUTSIDE of the flood (most likely due to the property being build up). However, your amendment now shows that our property will be INSIDE the boundary.....can you please explain why this is the case?

## Flood Extent Map

This map shows the extent of flooding in the event of a 1% AEP (1 in 100 yr ARI) flood as it relates to the highlighted property.



## PROPOSED NEW OVERLAY



I am most concerned about how this amendment will impact my insurance premiums, and/or render my insurance invalid. If rendered invalid, my mortgage broker will not allow my loan to continue without the appropriate insurance coverage, which would result in me having to sell my house to pay out the existing loan....(I am not in a position to re-mortgage nor have I been able to obtain a quote for alternative coverage from any other insurance company or broker, due to high potential fire risk!). I don't see how this can be considered fair when this potential floor and/or inundation risk has resulted as no fault of mine or any other landowner in the immediate and surrounding areas.

And finally, if this proposed amendment is accepted and implemented, and our property subsequently included within the inundation boundary area, will this cause a devaluation of our property as a result? If so, will there be a review and recalculation and adjustment to our rates.

**We ask that you please review our situation and am requesting a revision of the boundaries to exclude our property from the Inundation boundary area.**

We appreciation your time in reading our submission and look forward to your reply.

Regards  
Allison & David Long

18 July 2022

Matt Berry

Regulatory Services Manager

Glenelg Shire Council

PO Box 152

Portland Vic 3305

Dear Matt,

I am writing to Council on behalf of concerned residents that will be affected by this proposed amendment. We built our house at 3 Cameron Street Heywood in 2014 and due to the existing floodway plan overlay at the time, had to spend an extra \$40,000 on engineering our home above the floodplain level which from memory made us raise our foundation 800mm above street level to avoid inundation.

As a result, obtaining affordable building insurance was very difficult as compulsory flood cover became mandatory in all policies despite our home being built above the flood plain level. Further amendments will mean all residents will be further impacted by astronomical insurance increases which is a huge concern along with the added increase expected in our council rates and general living costs.

We therefore make a submission to council to construct a levy bank along the affected areas similar to those completed along Dutton Way and Cape Bridgewater. We have received professional advice from a Town Planner who suggested that a 1.5m levy bank would be sufficient to address the issues being raised. Another alternative could be to have the river dredged of reeds/weeds that currently hinders water flow down stream.

A levy bank like this would then provide year round access to the river walk, Apex Park playground and council public conveniences.

Please accept this submission for consideration and we look forward to your response.

Regards,

Michael & Rita Handreck

3 Cameron St

Heywood Vic 3304

Ph: 0417 058 317

E: mrhandreck@gmail.com

22/07/2022

Matthew Berry

Regulator Services Manager  
Glenelg Shire Council  
PO Box 152  
Portland Vic 3305

**RE: Amendment C108GELG Glenelg Planning Scheme Notice of Preparation of an Amendment**

Dear Matt,

I am writing to you in response to the letter received from you dated July 4<sup>th</sup> of this year regarding the above mentioned subject.

Water Technology was commissioned by the Department of Environment, Land, Water and Planning (DELWP) to undertake regional flood mapping for the Fitzroy River, Darlot Creek and Heywood. The project included detailed **hydrological and hydraulic modelling** of the Fitzroy River and Darlot Creek, with emphasis on detail through Heywood, and considering the downstream influences of the Portland Bay

The summary report appears to have a lot of hypothetical theories (hydrological and hydraulic modelling) and no actual or very little data to base their study on as they have stated in the report noted below:

## **2.1 Flood Related Studies**

*Due to relatively low levels of flooding recorded in the Fitzroy catchment in the past, there have been few flood related studies of the system. Early 20th century descriptions of the waterway, such as that by Schiller and Forbes (1946), suggest that extremely high rainfalls in the Fitzroy River catchment did not produce significant flood issues, and floodwaters dissipated relatively quickly. Darlot Creek was also described as causing little flood damage during major rainfall events.*

## **12.2 Historic Flood Information**

*There is little available information regarding major flooding before gauging was implemented in the 1970s. The largest floods on record differ between the three gauges with a substantial record; the Fitzroy River at Heywood, Darlot Creek at Myamyn and Darlot Creek at Homerton gauges. At Homerton and Heywood, two of three largest floods were in October 1976 and September 1983. Large floods were also recorded in October 1975 and August 1978. At Myamyn there is a shorter gauge record, however the largest floods recorded (between 1987 and 2010) were September 2010, October 1992 and November 2007. There is very little evidence of historic (before flood gauge installation) flooding.*

In the report under the **Rainfall Data (2.5.1)** they have listed daily rainfall sites within the catchment area and how many years they have been recording.

But they have not provided how much rain was recorded prior to each flood event, this I would consider to be very valuable information. That information would be vital in determining the severity of flooding to be expected in the township of Heywood by knowing how much rain fell in the catchment area prior to any flood event.

However, they have mentioned the rainfall total recorded for the 1906 and 1939 floods but only from Anecdotal newspaper reports in the Portland Guardian.

I do know from personal experience that Heywood received 4 inches (100mm) of rainfall over a 96 hour period (4 continuous days of rain) prior to the flood event of 2010, this is the highest level reached since I started living at 13 Cameron Street in 1999. My property was not inundated from that event, but there was a build up of storm water on the Southern side of Cameron Street. This was caused by the storm water in the stormwater culvert under the road not being able to get away quick enough.

In the report under the Probable Maximum Flood (4.2.4) it states;

***The Probable Maximum Flood (PMF) is the flood that may be expected from the most severe combination of critical meteorological and hydrologic conditions that are reasonably possible in a particular drainage area. The PMF was estimated through using the Probable Maximum Precipitation (PMP), then application of the PMP to the RORB model to generate PMF flood hydrographs. The PMP rainfall totals, spatial and temporal patterns calculated using the regional GSAM method were input into the RORB model, with the calibrated routing parameters. An initial loss of 0 mm and a continuing loss of 1 mm/hr were adopted as recommended in Australian Rainfall and Runoff Book VI (1998). The resulting PMF peak flows are given in Fitzroy River Heywood PMF of design flow (m<sup>3</sup>/s) of 1483.***

My question is how much rainfall would be expected in the catchment area prior to the Probable Maximum Flood (PMF) which is the flood that may be expected from the most severe combination of critical meteorological and hydrologic conditions that are reasonably possible and the peak flow estimate is 1483 m<sup>3</sup>/s with a critical duration of 24 hours for such a flood?

My immediate answer would be TOTALLY IMPOSSIBLE!

The study in this report forms the basis behind the local floodplain development plan which has been prepared under the Glenelg Planning Scheme.

Matthew, I have no doubt that the proposed amendment will be implemented by the Council so we need to discuss what this means for the residents in Heywood that have developed properties situated in the new LSIO.

In the incorporated document it talks about future planning and development. But the current situation in Heywood is that all residential blocks in the new LSIO have already been developed, with the exception of 18 Cameron Street, as it forms part of 20 Cameron Street it would need to be subdivided as it is currently in one title.

The only outcome for those residents affected by the new LSIO will be an increase in insurance premiums ( I have attached a copy of my current premium without flood cover for your perusal) and the uncertainty of being able to obtain a planning permit to totally replace any dwelling.

There is no mention of Heywood under **“2.1 FLOOD HISTORY”** and **“2.2 FLOOD IMPACTS”** and **“2.3 FLOOD INFORMATION”** in the incorporated document, so why has Heywood been excluded?

The incorporated document under **“3.0 LAND USE AND DEVELOPMENT OBJECTIVES”** it also states; *“minimise risk to life and wellbeing associated with flooding”* and *“ensure existing flood prone development is maintained in ways that will minimise future impacts and costs associated with flooding”*. Does this mean that the Glenelg Council will undertake a similar approach to protect developed properties in the new LSIO to what the previous Shire of Portland and Shire of Heywood had done? See below;

Following the 1976 flood the then Shire of Portland in 1977 engaged Ossie Mibus with his bulldozer to remove the willow trees from the railway bridge downstream for one km. I was a 17 year old and had just gained employment with the Shire in December the previous year. My role was to wade across the river and wrap a cable around the trees for Ossie to pull out and then push up into a pile.

Then in 1986 the then Shire of Heywood engaged the services of Farmer Fields Service to dredge out the river from the railway bridge upstream to Gorrie Street with an excavator. Harry Perkins was the operator, I was still employed with the Shire and my role was to cart it away in a truck. These actions taken by the council at the time had eliminated any flooding being recorded from 1986 to 2007, a total of 21 years.

If no action is undertaken by the Glenelg Council with the dredging of the river, or building a levee bank, or what has been recommended in the report to add culverts at the railway bridge, and the river is allowed to continually grow more trees and more reeds then this will restrict the flow of the river dramatically. The only outcome will be more frequent flooding with less rainfall in the catchment area. This does concern me, at the moment I have no concerns about my property being inundated with flood water.

Please accept this submission for consideration and I look forward to your response.

Regards,

Mick Swan

13 Cameron Street,  
Heywood Vic 3304  
mickswan59@bigpond .com  
0419 009 775



# Gayle Tierney MP

STATE UPPER-HOUSE MEMBER  
FOR WESTERN VICTORIA



12 July 2022

Mr Matt Berry  
Regulatory services Manager  
Glenelg Shire Council  
Via email: [thurst@glenelg.vic.gov.au](mailto:thurst@glenelg.vic.gov.au)

Dear Mr Berry,

**RE: Amendment C108GELG Glenelg Planning Scheme  
Notice of Preparation of an Amendment**

I write to acknowledge your correspondence regarding Amendment C198GELG to the Glenelg Planning Scheme.

Thank you for taking the time to notify me of the amendment and the time frame for public inspection and comment.

I commend the Glenelg Shire Council for the work done to prepare the amendment, to update the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) of the Fitzroy River, Darlot Creek and Heywood Regional Floodplain Mapping Study, by inserting high confidence mapping.

Please do not hesitate to contact me if I can assist you with any other matter.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "G. Tierney".

GAYLE TIERNEY MP  
Member for Western Victoria

Minister for Training and Skills  
Minister for Higher Education  
Minister for Agriculture

**OFFICE:** Ground Floor, 1 Yarra Street, Geelong VIC 3220

**P:** (03) 5224 2088 **F:** (03) 5224 2386 **E:** [gayle.tierney@parliament.vic.gov.au](mailto:gayle.tierney@parliament.vic.gov.au)



**From:** [Kevin Hughes](#)  
**To:** [Planning](#)  
**Subject:** FW: submission letter  
**Date:** Monday, 1 August 2022 1:59:35 PM  
**Attachments:** [Glenelg Council Letter.pdf](#)  
[Swan House Insurance.pdf](#)

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Matthew Berry

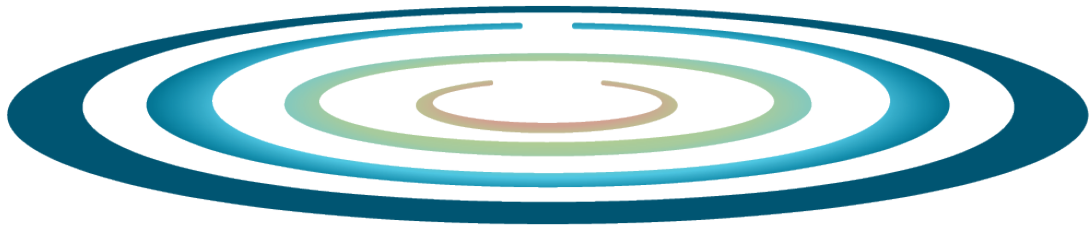
I totally agree with what my next door neighbour as attached. Just build a 1.5 meter levy bank from the floodway at Bonds Lane through to behind Stone street at a guess 1 kilometre and problem is solved. Sing out if you require any more great ideas only pleased to help.

Regards

Kevin Hughes  
11 Cameron Street  
Heywood Vic 3304



# Glenelg Hopkins



CMA

**Submission to Amendment C108gelg  
Glenelg Shire Planning Scheme**

29 August 2022

1. Glenelg Hopkins Catchment Management Authority (CMA) supports adoption of flood risk controls into the Glenelg Shire Planning Scheme as exhibited by Amendment C108gelg.
2. Section 6(2)(e) of the *Planning and Environment Act 1987* provides provision in the planning scheme to 'regulate or prohibit any use or development in hazardous areas or in areas which are likely to become hazardous areas'. This allows for flood risk to be addressed via planning controls in the planning scheme based on the best available flood information.
3. The CMA notes that Amendment C108gelg relates to riverine flood risk only. The CMAs submission therefore relates to management of riverine flood risk only.
4. Victoria's policy is to plan for the level of risk posed by 100-year ARI (Average Recurrence Interval) floods. For the purposes of this submission the CMA will refer to the 100-year ARI flood as the 1% AEP (Annual Exceedance Probability) as per the recommended terminology of the Australian Rainfall & Runoff guidelines and the Victorian Floodplain Management Strategy.
5. Currently there are no flood risk planning controls within the Fitzroy River and Darlot Creek catchments in the Glenelg Shire municipality. Urban and rural areas within these catchments include Heywood, Drumborg, Condah, Breakaway Creek, Tyrendarra and Homerton.
6. The Fitzroy River, Darlot Creek and Heywood Regional Floodplain Mapping Study was completed in 2017 by Water Technology at the request of the Department of Environment, Land, Water and Planning. The outputs of this study have not yet been implemented into the planning scheme and as such the Glenelg Shire Planning Scheme does not currently reflect the best available 1% AEP flood risk mapping.
7. Amendment C108gelg introduces flood risk planning controls to the Glenelg Shire Planning Scheme to align with the best available flood information obtained through the Fitzroy River, Darlot Creek and Heywood Regional Floodplain Mapping Study (Water Technology 2017)

**The CMA supports use of the 2017 Water Technology study as the basis for revised flood control extents proposed by Amendment C108gelg.**

8. The extents of the revised overlays have been delineated according to established hazard criteria to apply development control most appropriate to the degree of flood risk. The extent of the overlays are therefore delineated into the following components:
  - a. Floodway Overlay (FO) delineates the highest hazard portion of the floodplain where 1% AEP flood depth is likely to equal or exceeds 0.5 metres and/or where the depth x velocity product equals or exceeds 0.4 metres<sup>2</sup>/second; and
  - b. Land Subject to Inundation Overlay (LSIO) delineates the lower hazard portion of the floodplain where the 1% AEP flood depth is likely to be less than 0.5 metres and/or where the depth x velocity products is less than 0.4 metres<sup>2</sup>/second.

**This approach is consistent with the GHCMAs flood control delineation guideline and all other flood risk related amendments implemented in the Glenelg Hopkins Region since 2013 and is supported by the CMA.**

9. Definition of the shape of the proposed flood controls occurred with the assistance of the CMA to:
  - a. remove unwarranted permit application triggers associated with minor impingement of overlays across property boundaries; and
  - b. ensuring the consistency of floodplain flow connections appropriately identifying the high and low hazard portions of the mapped 1% AEP floodplain; and

c. smooth jagged edges of raw flood control maps stemming from gridded data outputs.

**This approach is consistent with the GHCMAs flood control delineation guideline and is supported by the CMA.**

10. Amendment c108gelg proposes to delete the schedules are part of 44.03 Floodway Overlay and 44.04 Land Subject to Inundation and replace them with Schedule 1 to clause 44.03 Floodway Overlay and Schedule 1 to clause 44.04 Land Subject to Inundation respectively. The new Schedule 1's introduce reference to FO1 and LSIO1 as part of this amendment.

**The CMA supports Schedule 1 to clause 44.03 Floodway Overlay and Schedule 1 to clause 44.04 Land Subject to Inundation Overlay.**

11. A Local Floodplain Development Plan (LFDP) has been previously developed for the Glenelg Shire and has been revised to incorporate the localities covered by Amendment C108gelg. The CMA strongly supports the use of LFDPs as it provides requirements for development that may be located within the FO or LSIO, which if the requirements can be met negates the need for a Flood Risk Report to accompany a Planning Permit application.

**The CMA supports the Incorporated Document – Glenelg Shire Local Floodplain Development Plan.**

The CMA congratulates Council on undertaking this important amendment and looks forward to the continuation of our partnership in management of the floodplains within the Glenelg Shire municipality. Should you have any further queries please contact us on (03) 5571 2526.

Yours sincerely,



**Peter Robertson**  
**Waterway Planning Manager**

**END OF SUBMISSION**