

Submission #71 - WITHDRAWN

From: [REDACTED] >
Sent: Saturday, 23 November 2024 4:03 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: Amendment C196more Stormwater Map

Strategic planning team,

Regarding received letter dated 28th October 2024, Amendment C 196more: Storm water map.

We would like to speak to you about our property and would like someone to come to the property as we don't think our place at [REDACTED] needs to be included in this Amendment.

Thank you

Yours faithfully

[REDACTED]

From: [REDACTED] >
Sent: Monday, 25 November 2024 5:32 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: Amendment

Dear Sir,

Regarding Amendment C196more: Stormwater Map

Further to my previous email and phone call today.

Our property at [REDACTED]
This is a family home built in 1965 and still owned by the family.
Our property is situated at the top of the Court, therefore is not impacted by Stormwater problems.

Thankyou.

Yours faithfully

[REDACTED]

From: [REDACTED]
Sent: Saturday, 23 November 2024 9:27 AM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: Amendment C196more: Stormwater Map - 860 Sydney Road, Brunswick

Dear Merri-bek City Council,

I am writing to express my concern regarding the recent update to the stormwater overlay for 1-in-100-year flood events, which now includes a very small portion of our property at [REDACTED]. While I appreciate the council's efforts to ensure adequate planning for extreme weather events, the application of this overlay to our property seems excessive given the circumstances.

The updated overlay affects less than 1% of our property area, specifically near the door on the [REDACTED] (see attached). To highlight how marginal this change is, our next-door neighbour's property has not been included in this update. This difference suggests there may be room to reconsider whether including our property in this category is truly necessary, particularly given that a simple door stop would prevent water ingress under the model.

Being subject to this overlay would impose significant restrictions, permit acquisitions, and costs on any future development. For a property with no history of flooding and such minimal exposure to potential flooding, especially given that this is not a case of riverine flooding, these requirements seem disproportionate.

I kindly request a review of the proposed restrictions this overlay presents to our property, taking into account the negligible risk and the borderline nature of this inclusion. It would be reasonable to exclude our property from this category to avoid undue restrictions that do not align with the practical risks involved.

Thank you for your attention and consideration to this matter. I would be happy to discuss this further or provide additional details if needed.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Monday, 25 November 2024 7:40 AM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Cc: [REDACTED]
Subject: Stormwater Map - 224 Victoria Street, Brunswick

Re: Amendment C196more: Stormwater Map

Dear Sir/Madam,

[REDACTED] and I are the owners of [REDACTED]. I am writing to you in response to your letter sent through to us dated 28th of October 2024.

I note from the description contained in that letter and from information supplied by council online that the methodology Merri-bek Council used to prepare the Stormwater Map was essentially a 'desk-top' review rather than a site visit and physical survey of the actual current conditions. The townhouse development at [REDACTED], completed in 2013, involved elevating the properties above current street levels and as such we believe your inclusion of our property in a map showing where flooding might occur the event of 1-in-100 year storm is erroneous.

Furthermore, maintenance of the drainage infrastructure in our part of [REDACTED] and surrounds is poor, particularly at the corner of [REDACTED] Streets, where damage to the stormwater drain system is frequently caused by road traffic such as cars, trucks and the waste management services.

We ask that you visit our property with a view to considering removing it from this unfairly imposed planning code stricture.

Regards,

[REDACTED]
Managing Director

[REDACTED]

From: [REDACTED]
Sent: Monday, 25 November 2024 3:52 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: C196more: Stormwater Map inclusion objection

I write regarding planning scheme amendment C196more: Stormwater Map

[REDACTED] and I are the owners of [REDACTED]. This is a response to your letter to us dated 28 October. From the description contained in that letter of the methodology Merri-bek Council used to prepare the Stormwater Map, it seems that it was just a 'desk-top' review as against a survey involving site visits and the like. The townhouse development at [REDACTED], completed in 2013, involved elevating the properties. As such, we believe your inclusion of our property in a map showing where flooding might occur the event of 1-in-100 year storm is erroneous.

Further, maintenance of the drainage infrastructure in our part of [REDACTED] and surrounds is poor, particularly at the corner of [REDACTED] and [REDACTED], where the damage to the stormwater drain system is frequently caused by road traffic such as cars, trucks and the waste management services of the Merri-bek Council. So arguably the risk of stormwater damage to our property is actually exacerbated by Merri-bek Council inaction.

We have concerns that the owner's corporation insurance we contribute to and the resale value of our property could be adversely affected and so ask that you visit our property with a view to considering removing it from this unfairly imposed planning code stricture.

Sincerely,

[REDACTED]

[REDACTED]

Hom:
Bus:
Mob:
E:
W:

[REDACTED]

Submission #76

From: [REDACTED]
Sent: Monday, 25 November 2024 8:16 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: I don't think my property should be included in this stormwater map

strategicplanning@merri-bek.vic.gov.au

Merribek,

I don't think my property should be included in this stormwater map.

The reason is in Jan 2025 you are going to rebuild an underground drainage water system which according to your own brochure - this overhaul will completely and fundamentally improve the future of your water way system.

Why includes my property in the storm map when a complete overhaul is talking place in next a couple of month???

It doesn't make sense.

You are contradicting yourself.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 26 November 2024 12:35 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: Amendment C196more:Stormwater Map.

This latest stormwater thinking is better than a Flood Overlay but still imposes a significant burden on owners that is not currently there. It will lower property values and make Insurance expensive.

My house at [REDACTED] has a level of 43.8m AHD; Moonee Ponds Creek Outflow level is 7.2m AHD. So it's at least 30m above the Creek level. So this can't possibly be a flood problem but rather an inundation problem caused by the poor capacity of the Council Drainage system. This could expose the council to future litigation.

I would much prefer a levy on the rates to fix the drainage problem so that the stormwater inundation problem is only temporary.

[REDACTED]
Owner [REDACTED].

Submission #78 - WITHDRAWN

Merri-bek Flood mapping Amendment C196-Dec 2024 - Submission

RE: Amendment C196

Email: StrategicPlanning@merri-bek.vic.gov.au

Name: [REDACTED]

Phone: [REDACTED]

Address: [REDACTED]

1/ The grounds on which the amendment is opposed

Criticisms of the process

I oppose the Flood Mapping Amendment C196-Dec 2024 based on avoidable but contradictory actions of council departments.

I oppose this amendment as Merri-bek council departments are demonstrating contradictory actions which now increase the chance of blocked drains and flooding in [REDACTED].

[REDACTED] residents successfully petitioned to have the south side of the [REDACTED] parking restrictions added so a clear way was available for weekly street cleaning.

Recently in 2024 Merri-Bek, likely Waste Management department, successfully petitioned, (with a small sample) [REDACTED] residents to remove this parking restriction. Parking restrictions afforded street cleaners unfettered access to clean the street on a weekly basis. During the time the weekly street cleaning was in place it helped counter increased rubbish from Sydney Rd food outlets, casually dropped by customers and building up in [REDACTED]. It now appears [REDACTED] will return to a residential street cleaning cycle: '4 to 6-weekly cycle'. At the same time revised flood mapping report indicate parts of [REDACTED] are identified as of greatest impact of flooding.

Issue

Storm water drains were overwhelmed by storm water on 1 Dec 2021, resulting in drains in [REDACTED] being overwhelmed and waters inundating footpaths and lapping at properties gates bans likely inundating some properties on the north side of the street. Proposed works are outlined in the '10 % AEP Flood Mitigation – Drainage Improvement Plan' V2023_006. Without considerable upgrades to existing drains this insufficient drainage still exists.

2/ Indicate what changes (if any) should be made.

Revise proposed flood mapping after implementation of alterations to drainage systems outlined in 10 % AEP Flood Mitigation – Drainage Improvement Plan' V2023_006 for [REDACTED].

Apart from Drainage Improvement Plan, what other engineering and street works have been explored to minimise or alter water flows, especially coming from [REDACTED] into [REDACTED]?

If property owners/rate payers are to have a serious conversation with Merri-Bek council about flood mapping, how has the strategic planning department been having serious conversations across council departments including waste management in addressing and minimising the financial and physical impacts of recent flood mapping on property owners?

Whilst stage one flood mapping calculations by Engeny indicated no impacts to many properties on [REDACTED], updated flood mapping calculations see whole properties now effected.

I would like to see factored into the Flood Mapping Amendment C196-Dec 2024, ways flood mapping will be recalculated after the proposed 10 % AEP Flood Mitigation – Drainage Improvement Plans are carried out. Please highlight any 'downstream', future programs, including engineering roadworks, updates which re evaluate the current flood mapping schema.

As [REDACTED] drains have become overwhelmed during high rain events, how will street cleaning in high flood zones be coordinated to improve and not remove this service which helps drainage systems which have been identified as problematic?

Sincerely
[REDACTED]

From: [REDACTED]
Sent: Friday, 29 November 2024 8:21 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: Stormwater map: property-[REDACTED]

,Attention: [REDACTED]

Property details: Owner-[REDACTED]

Property address: [REDACTED]

Hi [REDACTED]

Firstly thank you for taking my call on Wednesday, I am emailing on behalf of my mother the owner of the property at the above address.

After viewing, explaining the reason and discussing the stormwater mapping of her property and considering the small percentage of land on her property that is affected by the stormwater map, my mother would like to ask council for a reassessment and removal of [REDACTED] from the C196more Stormwater Map.

Kind Regards

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