
From: [REDACTED]
Sent: Thursday, 28 November 2024 3:43 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Cc: [REDACTED]
Subject: Amendment C196more: Stormwater Map

Dear Strategic Planner,

RE: Amendment C196more: Stormwater Map. Proposal to Establish Flood Overlay

I write to communicate our deep concern and strident disagreement with the proposal to place a flood overlay on various areas of Merri-bek including over our home at [REDACTED] where we have lived since 1990. We are older, long term residents of [REDACTED] and will no doubt be looking to sell our property to fund our accommodation in supported care at some point and supporting the next generation of our family through the future sale of this property. This proposal by Merri-bek Council will significantly devalue our property relative to similar properties in the area that are not impacted by the proposed overlay resulting in hundreds of thousands of dollars in lost income at a time when these funds are increasingly important for our future wellbeing.

While your letter states that this is a map for future land development and that it helps landowners with designing new buildings on their land it is completely mute on the detrimental impact for existing owners land value.

The imposition of this flood overlay to our property appears to be a cynical initiative by the council to shift responsibility for the provision of appropriate stormwater infrastructure from the Council to the individual landowner. Whereby council abandons its responsibility to provide appropriate services but the impacted rate payer must bear terrible financial consequences. Merri-bek council has presided over an enormous amount of urban redevelopment and benefited significantly from the increased rate income that has ensued over the last three decades. At the same time it has failed to install adequate storm water infrastructure to accommodate the increased storm water and surge flows that are a consequence of this very high density development with its accompanying expansion of hard surfaces and eradication of mitigating residential green space. A strategy of correctly sized stormwater infrastructure, permeability strategies and appropriate landscape swales should have been delivered concurrently with urban redevelopment over the same period.

We reject the proposal for an overlay and want the council to solve this issue through appropriate infrastructure provision. We want our concerns to be addressed by responsible senior individuals and want to know what is stopping the provision of appropriate infrastructure particularly considering the rivers of gold the council has enjoyed from the extensive urban development it has championed while failing to mitigate its consequences.

We are very aware of the optics of elderly residents having their life savings ripped from them by uncaring bureaucrats and similarly the disdain the judiciary have for this uncaring and cynical type of behaviour. We want our concerns addressed in a face to face meeting with responsible decision makers.

Yours sincerely

[REDACTED] and [REDACTED]

M: [REDACTED]

Email: [REDACTED]

cc: Mayor Merri-bek City Council - Cr. Helen Davidson

Councillor for Bulleke-bek Ward- Cr Jay Iwaski

Director of City Infrastructure – Ms. Anita Curnow

From: [REDACTED]
Sent: Thursday, 28 November 2024 7:36 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Cc: [REDACTED]
Subject: C196more: Stormwater Map inclusion objection

Hi,

I write regarding scheme amendment C196more: Stormwater Map

[REDACTED] and I are the owners of [REDACTED]. I write in 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] where there 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]

Good afternoon,

Thank you for the opportunity to correspond regarding the proposed Merribek Planning Scheme Stormwater Map. I refer to your letter dated 28 Oct, 2024 sent to our property.

We are very keen to speak with someone regarding concerns we have with our property appearing on this map along with several points for consideration we wish to raise.

Almost a quarter-of-a-Century of evidence

We have lived on [REDACTED] since 2001. Almost 25 years. And in that time there have been dozens of significant flooding events across Melbourne and in the local [REDACTED] environs. Including the famed "10 out of 10" (BOM statement) rainfall event of December 2017.

But not just broad 'floods' by definition; a vast amount of thunderstorm downpours and localised extreme rainfall events have occurred that have inundated local stormwater systems causing flooding across roads and footpaths. Even in the last couple of weeks.

Because of the long extent of time that we have lived in [REDACTED], our local knowledge can accurately tell you many, many locations where floods, or the risk of temporary flooding is high in our area due to living, walking and driving here for well over two decades. You just get to 'know' the hotspots over time.

Across all of the above scenarios; from Melbourne-wide general flooding to localised thunderstorms - our property has never been affected in any way by floodwaters or any kind of water inundation. In fact even in the greatest rain deluges, of which there have been many across almost 25 years, water has never encroached onto our property nor reached even the bottom step of our porch. Not once.

The lack of historical quantitative data.

Due to the reasons above it has come as an enormous surprise to us that a flood overlay is being proposed for our house?! Inasmuch we have recently spent a vast amount of time researching the National stormwater mapping project.

We understand that without depth-marker and street-by-street, house-by-house historical empirical data being available; modelling, topography and in essence technical 'best-estimates' of many kinds have needed to be relied upon in collating this map.

Our issue and the reason for our correspondence is because in our case the estimates and modelling does not match demonstrable, lived experience of water behaviour and run off on, and around, our property.

Climate change may very well increase the frequency of these heavy rainfall events into the future but we have already seen that our property copes perfectly well with large-volume rainfall events including any influences from the topography surrounding us. There has never been stormwater ingress or inundation onto our property.

Imperfect Science. Example: [REDACTED] versus [REDACTED]...

Our house is not near a waterway, shoreline, lake, estuary or river course of any kind. And as detailed above we have never had any stormwater property inundation from any rain event in almost 25 years. Put simply, our property is not flood prone.

However per the proposed Merribek stormwater map our property is shown to be flood prone.



I know the areas of [REDACTED] that can pool in a deluge or similar severe rain event, and have photographic and video evidence to support such. However, whilst I acknowledge some parts of [REDACTED] can pool in very heavy rains, in front of our property, the rainfall runoff normally doesn't even reach the top of the gutter, let alone ever get to our fenceline.

When I compare my house to a renowned flooding spot along [REDACTED] that has been notorious with locals for several years for flooding fast and deeply, I note that this location is completely devoid of any flood overlay whatsoever? I find it quite unbelievable to be honest. I have photos of carrying my kids through calf, almost knee high water, to their great delight! But this spot that can quickly and consistently become a swimming pool and traffic-hazard is not marked in any way?

And this is my point.

Whilst this map in-the-main uses a suite of modelling tools and guidelines it is not foolproof and can be inaccurate. It is an imperfect science. And because of this fact I am also aware that iterations and amendments have been ongoing which is a very good thing. And also why I am writing today.

To have our specific circumstances investigated and considered as a major input rather than simply being included as part of general modelling.

Improvements made to our stormwater systems and drainage.

Alongside the above I wish to provide pertinent specific information regarding mitigations and 'improvements' we have made over many years to our home with regard to reducing any flood propensity. These include:

- 'Plumbing in' all our downpipes. For many years after purchase these simply dropped the water onto the ground that then flowed following the lay-of-the-land to the front of the house. Our guttering was also sub par and rusted with holes. This guttering was replaced a few years ago and fully plumbed into a stormwater system that transfers under the footpath to the gutter
- As well as this, we have installed front yard drainage grates at the points where rainfall runoff (not falling into the guttering system) from down the side of the house and the front yard converge. This then is plumbed down into the SW system and out to the street
- When we first bought this property there was an old concrete porch. In an extreme/ catastrophic rainfall event there was the potential that this impenetrable barrier could force water up-and-over towards the front door. However this was long ago replaced by a wooden porch whereby water

cannot be 'forced' upwards. In the absolute worst case/ catastrophic scenario water would simply flow under the porch and house which is raised on stumps.

Summary.

Once again, thank you for allowing us to communicate and correspond regarding the proposed Merribek stormwater map.

We would greatly like the opportunity to discuss this matter further, either in person or by phone, at your earliest convenience.

For the reasons and evidence stated above we feel that the risk to our property from any stormwater flooding is so utterly minute and unlikely as to make our inclusion in this modelling map grossly unfair.

We would like to discuss our specifics in more detail rather than just being included in broad brush technical modelling as we currently stand. We are aware that properties are continually being added and removed to and from the map as part of ongoing iterations.

Indeed, this adheres to the stated policy from the November 2, 2023 Merribek City Council Report: "To enable a stepped modelling and mapping technical method for Council's local catchments stormwater mapping, to be informed by the best available information."



Apologies for the length of this email. However I hope you understand that this is a very, very serious matter for us moving forward with significant implications based on 'models' rather than property-specific empirical evidence and lived experience.

We look forward to discussing this matter with you soon.

Thank you.

From: [REDACTED]
Sent: Tuesday, 10 December 2024 3:30 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: Re: Amendment C196more: Stormwater Map

Hi [REDACTED]

Our address is [REDACTED]. Only a small portion of our property was identified and we do not believe the elevation of the property and the street has been accurately assessed.

[REDACTED]

This is a formal submission.

Thank you
[REDACTED]

From: [REDACTED]
Sent: Tuesday, 10 December 2024 3:25 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Amendment C196more: Stormwater Map

To whom it may concern.

As chair, I write to inform you that at a General meeting of the Owners Corporation for the development at [REDACTED] the following resolution was passed:

That this meeting notes the letter from Merri-bek Council to all property owners in the development dated 28 October. The Owners Corporation for [REDACTED] notes that from the description contained in that letter of the methodology Merri-bek Council used to prepare the Stormwater Map, it seems that it was little more than a 'desk-top' review as against a properly designed land survey involving site visits and the like. Further the corporation notes that the development at [REDACTED] completed in 2013, involved elevating the properties. It is apparent that inclusion by Merri-bek Council of [REDACTED] on a map showing where flooding might occur the event of 1-in-100 year storm is most likely erroneous.

The Corporation is concerned that its building insurance and the resale value of each individual property could be adversely affected. The Corporation also notes that should the properties be affected by storm the most likely cause will be inadequate maintenance of the drainage infrastructure in [REDACTED] and surrounds as currently evidenced by the drawn out time taken by Merri-bek Council to rectify damage to the stormwater drain system that is frequently caused by road traffic such as cars, trucks and the waste management services of the Merri-bek Council.

The Corporation calls on Merri-bek Council to remove [REDACTED] from Amendment C196more: Stormwater Map.

Accordingly, I write to ask that Merri-bek Council make a proper physical inspection of our properties with a view to removing [REDACTED] from the 1-in-100 year Stormwater Map

Sincerely,

[REDACTED]

QSE ISO Standards Compliance Specialist
EXEMPLAR QSE Registered Lead Assessor
M: [REDACTED]
E: [REDACTED]

I acknowledge the Traditional Custodians of the lands on which I work, live and play. I pay my respects to their Elders past, present and emerging and to all First Nations communities.

From: [REDACTED]
Sent: Thursday, 12 December 2024 8:43 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: Amendment C196more: Stormwater Map

Hello, I would like to make a submission regarding the above planning amendment.

My contact details are:

[REDACTED]

I would like to oppose the amendment with regards to my property at [REDACTED], [REDACTED]

The property is at the top of a hill, and storm water on [REDACTED] flows eastward and then downhill / south on [REDACTED]. It seems very unlikely that any stormwater would collect on my property?

Thank you for your consideration of my submission,

Regards,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 11 December 2024 5:33 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: Submission to Council re Amendment C196more & impact on [REDACTED]
[REDACTED]

Attention: [REDACTED]

I refer to my meeting with [REDACTED] of Council on Tuesday 10 December 2024. Please receive this email as a formal submission to Council Amendment C196more. I am the owner of [REDACTED].

I confirm my advice to [REDACTED] that further to the materials provided to me, Council should take into account the convergence of stormwater from surrounding streets on the road out the front of [REDACTED]. [REDACTED] dips dramatically out the front of the property and stormwater will collect at this point and flow into my property. I submit that further stormwater upgrade works should be conducted at the front of my property on [REDACTED] and also in the adjoining streets to alleviate this problem. In short the storm water system should be upgraded to a better standard.

***Further as discussed please forward an extract of the proposed map as it impacts on my property by return email. [REDACTED] said he could organise this.

Regards,

[REDACTED]

From: [REDACTED]
Sent: Friday, 13 December 2024 1:39 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Cc: [REDACTED]
[REDACTED]
Subject: Request for Site Inspection and Clarification on Stormwater Mapping

To the Planning Team at Merri-bek Council,

I'm writing to you about the recent *Amendment C196* more that affects stormwater mapping in my area in Merri-bek where I live. My two neighbours and I live in a strata arrangement of 3 townhouses at [REDACTED]

The new overlay shows flooding around parts of the property - see screenshot of stormwater mapping below.

I would like to make the following requests:

1. Accuracy of Modelling Measurements:

I'm concerned that the modelling has been completed at a high level using aerial measurements that have a margin of error and may not account for the specific layout of our property. If not accurate, I'm concerned that this could increase our strata insurance unnecessarily. I therefore request a site inspection for our property.

2. Impact of Elevated Rail Works:

I'm also concerned that the recent introduction of elevated rail as part of the level crossing removal project which runs behind our property has introduced significantly more raised concrete areas into the landscape that could affect run-off and drainage around our property. I would like to understand how these works have affected the stormwater mapping and what mitigation measures are in place following the project.

3. Mitigation of Drainage Hot Spots:

In November 2024, I spoke to a member of the Merri-bek Council Planning Team who informed me that there are drainage 'hot spots' in the area which could contribute to flooding risk until they are upgraded or rectified. I would like to know if any of these hot spots affect our properties, or contributed to the changes in stormwater mapping.

4. Historical Flood Data and Modelling:

The modelling refers to a 1 in 100 year flood risk.

- Can you please tell me what time period of historical data forms the basis of the 1 in 100 year modelling?
- Can you please tell me of any specific records of previous flooding events in the area that have affected the block [REDACTED]?



I appreciate your attention to these matters and look forward to your response.

Yours sincerely,

[Redacted signature]

[Redacted contact information]

From: [REDACTED]
Sent: Saturday, 14 December 2024 2:29 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>; [REDACTED]
[REDACTED]
Subject: Amendment C196more: Stormwater Map - concerns and complaint

To whom it may concern

I sent an email yesterday Friday 13 December but it bounced back so I am trying again.

I am writing to say I am concerned about the proposal to put a stormwater map impacting my house at [REDACTED] into the Merri-bek Planning Scheme.

My concerns are that there is not transparency as to who did it, how they did it, if a technical expert actually physically came to our house and our street to map it out or if it was all just done on desktop, if Metro has handed over their plans and amendments since they put in 'Sky Rail' and if the council has taken these into account or if the councils plans were done prior to the new works under the railway.

Looking at the plans and the height of our house and land and looking at how the plans assume the water will go (right angles and avoiding some houses but hitting others?) it looks questionable as to if water could move and run like that.

I am asking for someone to call us and for a technical expert to come out and talk to us and for the council to show how the new plans were created and how they interact with the Metro amended drainage and works if at all. I am also asking to see how Melbourne Water are involved and if they support this.

If they do not take into account the new works then they are not worth the paper they are written on.

I am seeking legal advice.

We do not support this and are officially lodging a complain and stating is has not been resolved.

I can be reached on [REDACTED]
[REDACTED]

From: [REDACTED] >
Sent: Monday, 16 December 2024 9:09 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: Amendment C196more

In regards to the amendment I would like to arrange an on-site meeting to discuss having the properties at [REDACTED] removed from the stormwater flood maps due to the excavation of faulty/blocked council stormwater assets in February 2023.

As noted in many of the submissions, the main issue experienced by owners, contractors, builders etc (local physical knowledge, not desk assessment) is the overwhelming poor condition of the in ground assets which will contribute to any adverse effects of any high volume storm effect.

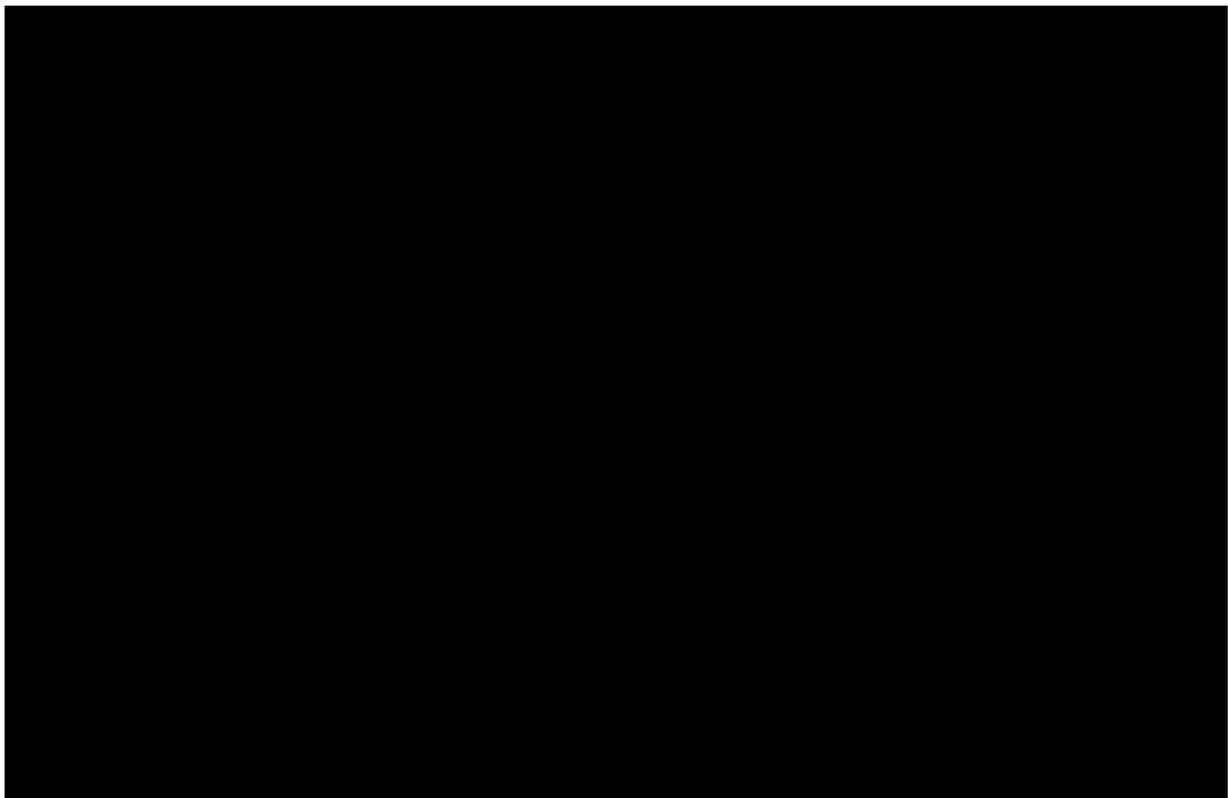


Photo from work carried out by council contractor Feb 23

[REDACTED]
email [REDACTED]

From: [REDACTED]
Subject: [REDACTED]
Date: 15 November 2024 at 3:07:25 PM AEDT
To: strategicplanning@merri-bek.vic.gov.au
Cc: [REDACTED]
[REDACTED]

Hi there,

Thanks for meeting with me on 13 November 2024. Below is my submission summarising my concerns with the flood mapping.

We are concerned that our property and house is at risk of flooding due to the lack of council drainage maintenance and upgrade works.

We are further concerned that the flood mapping has negative property value implications for our property and negative property insurance implications.

Drainage maintenance needs and upgrade works needs.

On the 1st December 2021 storm water was lapping onto our porch - please see attached a video of this event.

The stormwater drainage in our area needs upgrading as these events will certainly increase in the future

The mulching of council garden beds is problematic as the mulch gets washed away and ends up blocking the drains (this was the case on the 1st Dec 2021 when the video was taken)

The speed hump in front of [REDACTED] blocks water from draining properly - this should be redesigned to accomodate proper drainage .

Run-off from development (e.g concreting of green space) contributes to the amount of storm water - planning schemes should ensure that appropriate storm water upgrades and catchment (e.g water tanks, green space) are included in planning permit applications.

It is the responsibility of the council to maintain the stormwater drainage system at a standard that protects properties.

The gutters are mostly blocked all year round - please see attached an image taken on 13 Nov showing a completely blocked drain outside our property (this is the drain our storm water runs into).

Property insurance implications and property value implications

We are concerned that the map showing our house at risk of flooding will negatively affect our insurance policy and the value of our property.

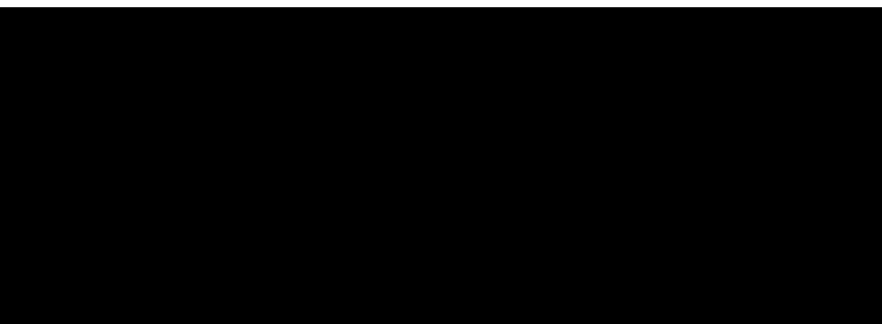
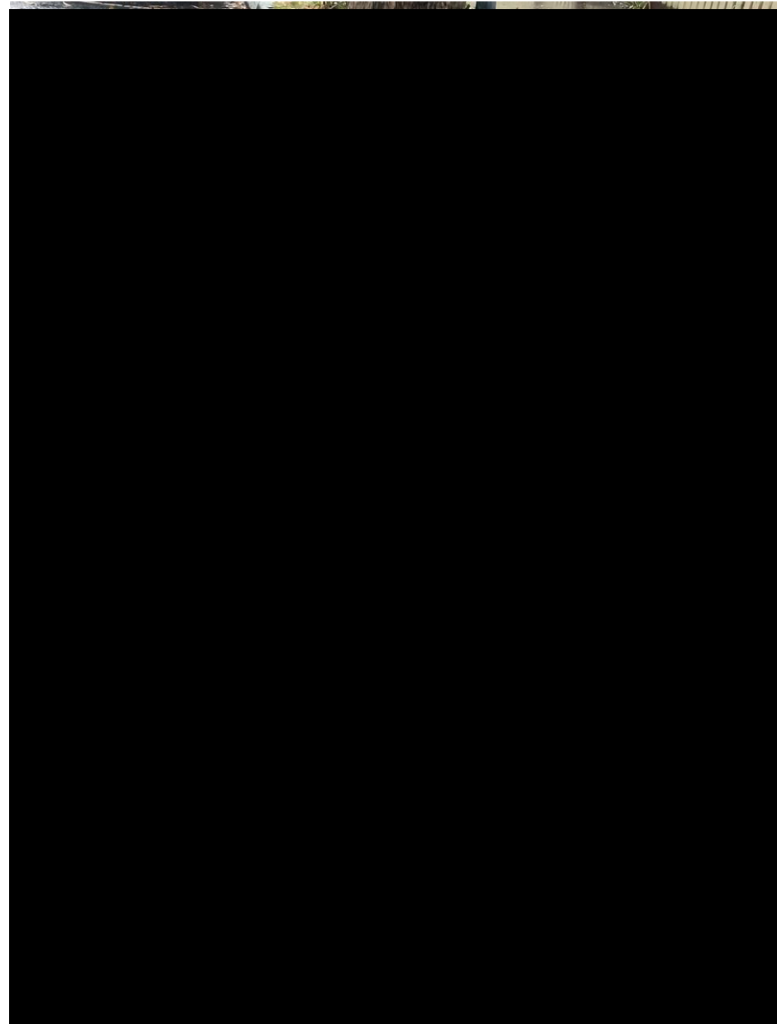
Appropriate storm water management by council would mean our property would not be at risk of flooding, protecting its value and our insurance premiums.

Accuracy of 100 year storm water map

The storm water map does not accurately take into account mitigation measures that Council could take to meet its responsibility for matintaing storm water drainage systems, such as upgrade and maintenance works outlined above.

Kind regards,

Tobias



From: [REDACTED]
Sent: Wednesday, 27 November 2024 8:29 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: Submission to amendment C196more - support

Hello

I'd like to express my support for the C196more proposal to introduce the 100-year map (for the council's drainage areas) into the planning scheme. Such changes are necessary if council is to support community safety and resilience in our climate changing world.

Thank you for your work on this.

Kind regards,

[REDACTED]

20 January 2025

Manager City Strategy and Economy
Merri-bek City Council
90 Bell Street
COBURG VIC 3058

Dear [REDACTED],

RE: Amendment C196more: Stormwater Map

Firstly, I would like to note that from my knowledge the stormwater mapping even though it has been prepared by experts within guidelines and technical standards, is based on a probable event, not an actual event that has occurred. Your letter states *'The map shows where stormwater flows overland during 1-in-100-year storms.'* If there have been any 1-in-100-year storms, could you please let me and the residents of Merri-bek know when the event/s occurred.

- I have lived at [REDACTED] since July 1968 and there has never been any issue with excessive water flow within the road, right of way or any private land. The only issue with the road and right of way is that there is no underground drainage system, so the stormwater must flow along the bluestone kerb and channel and that they have deteriorated from lack of maintenance over the years and the rail upgrade works.
- The actual invert of the kerb and channel levels along the Southern side of [REDACTED] are lower than the invert levels of the right of way behind numbers 11 to 25. The mapping shows that there is flooding in the right of way but not in the street kerb and channel? Is this due to the rail upgrade works?
- We have not seen any AHD levels on any documentation, including maps, so we cannot do our own accurate assessment of the mapping. Each property owner should have been given the designated flood level for their property during this period of assessment of the amendment, not just a line on a map. The maps do

not show the direction of the flow, so we have to assume where it is coming from and where it is going to.

- From viewing the flood map, at the rear of my property the water runs in the right of way from the West beginning from the railway(bike path) and over onto number [REDACTED], bypassing numbers [REDACTED], then onto my property at [REDACTED] Where does the water come from? The railway has two elevated concrete track systems that act as aqueducts stopping rainwater and the swale to the West of the track is at least 1.5m below the finished level of the bike path. This flow of water is highly unlikely to occur.

I have many other questions that hopefully can be partially answered when meeting with [REDACTED] later this week.

Please take this submission into consideration and please inform me of any progress with the proposed 100-year stormwater map

Yours sincerely

[REDACTED]

[REDACTED]

From: [REDACTED] >
Sent: Wednesday, 22 January 2025 1:39 PM
To: Strategic Planning <StrategicPlanning@merri-bek.vic.gov.au>
Subject: Objection to Amendment C196more: Stormwater Map - [REDACTED]

To whom it may concern,

I wish to raise an objection to our property been added to the amended C196more:
Stormwater Map.

Our property is at [REDACTED]

The amended Stormwater Map shows that the rear of our property and our neighbours at numbers 6 and 10 to be affected by this 1 -in-100- year storm, but not the rest of the street, on our side.

I don't understand how that is physically possible from an engineering point of view.

We have lived in the street for 45 years now and in this time have NEVER had any issues with flooding.

Furthermore, our Street has been assessed as having no sufficient stormwater drainage at the front of our properties.

This has been raised to Council previously by many other owners in [REDACTED]

I have just had someone from Strategic Planning ([REDACTED]) and [REDACTED] from Eneagen Water Management, visit our property because a couple of other neighbours in our street have raised objections as well.

He mentioned that there was still time to raise an objection.

If you have any questions, please do not hesitate to contact myself or my father (owner of the property) at [REDACTED]

Kindest Regards

[REDACTED]