

**From:** Web Services  
**Sent:** Friday, 14 June 2024 2:04 PM  
**To:** Strategic Planning  
**Subject:** Amendment C196more: Submission received

Name : [REDACTED]  
Email(2) : [REDACTED]  
Address(3) : [REDACTED]  
Phone : [REDACTED]

Make a submission : Hello I wish to object to [REDACTED], which is located [REDACTED], proposed inclusion in Amendment C196more. The interactive mapping shows this property is the only property on the [REDACTED] that is proposed to be included. It is located [REDACTED], there are storm water drains in the footpath outside the property which have never overflowed into the property, even when the Council repaved the footpath incorrectly which necessitated repairs involving repaving a second time to correct the management of the water flow, and the railway line which [REDACTED] abuts is significantly below street level. The property has remained in the same family for over 70 years and has never flooded during very heavy rainstorms. It has never previously been considered to be in a flood prone area, and I respectfully request that the property's inclusion in Amendment C196 be reconsidered.

Upload your submission :

Privacy : I accept

**From:** [REDACTED]  
**Sent:** Sunday, 16 June 2024 5:53 PM  
**To:** Strategic Planning  
**Subject:** Objection to amendment C196 - [REDACTED]  
**Attachments:** Amendment C196 Objection Letter - [REDACTED].docx

Dear Sir/Madam

**Amendment C196 – [REDACTED] (The Property)**

We, the owners of The Property object to the proposed amendment C196 (**The Amendment**) to the Merri-Bek Planning Scheme (**the Planning Scheme**) on the following grounds:

1. The modelling is inaccurate;
2. Any potential flooding issues should be addressed through Council/Melbourne Water drainage works rather than at the cost of private landowners through additional (and costly) planning requirements;
3. The Amendment will trigger planning permit requirements for development that may previously have been 'as of right', resulting in financial and administrative burden for private landowners; and
4. The Property is only partially covered by the Special Building Overlay mapping. Again, the modelling is questioned.

We therefore respectfully request that the modelling be peer reviewed request that:

1. The Amendment be rejected in its entirety, or in the alternate;
2. Removal of the Property from the Amendment.

Thank you for considering our objection and we look forward to hearing further.

Regards

[REDACTED]

M: [REDACTED]  
E: [REDACTED]  
A: [REDACTED]

**Attachment:**

Dear Sir/Madam

By email: [strategicplanning@merri-bek.vic.gov.au](mailto:strategicplanning@merri-bek.vic.gov.au)

**Amendment C196 – [REDACTED] (The Property)**

We, the owners of The Property object to the proposed amendment C196 (**The Amendment**) to the Merri-Bek Planning Scheme (**the Planning Scheme**) on the following grounds:

1. The modelling is inaccurate;
2. Any potential flooding issues should be addressed through Council/Melbourne Water drainage works rather than at the cost of private landowners through additional (and costly) planning requirements;
3. The Amendment will trigger planning permit requirements for development that may previously have been 'as of right', resulting in financial and administrative burden for private landowners; and
4. The Property is only partially covered by the Special Building Overlay mapping. Again, the modelling is questioned.

We therefore respectfully request that the modelling be peer reviewed request that:

1. The Amendment be rejected in its entirety, or in the alternate;
2. Removal of the Property from the Amendment.

Thank you for considering our objection and we look forward to hearing further.

Regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** Sunday, 16 June 2024 2:42 PM  
**To:** Strategic Planning  
**Subject:** Submission to amendment c196more

Hi

I'm [REDACTED] and my property is at [REDACTED]

I'm opposed to the amendment. I don't believe introducing a special building overlay actually fixes the issue with stormwater flooding

Has the council and Melbourne water considered upgrading the sewer system to handle the excess flows?

You are aware of the problem yet you aren't doing anything to rectify it. How is this overlay going to resolve anything? The area will still flood

I believe the amendment is just an administrative control that sells out the residents in the area and will not improve our quality of life

Please consider upgrading the sewer infrastructure

Regards  
[REDACTED]

Get [Outlook for Android](#)

**From:** [REDACTED]  
**Sent:** Sunday, 16 June 2024 6:59 PM  
**To:** Strategic Planning  
**Cc:** [REDACTED]  
**Subject:** Submission to Amendment C196more

Hello To The Special Building Overlay Schedule Team (SB02),

SB02 and overland flows that may affect stormwater flows to particular properties.

The owners of [REDACTED] - The original dwelling circa 1961

As an example [REDACTED] is on the edge of such a designated pre - existing land depression or natural overland flow area, where water will, with sufficient prolonged intense rainfall, commence to fill and not immediately run off or away given poor drainage infrastructure all the way down the extent of [REDACTED].

Given inadequate existing stormwater drainage infrastructure in [REDACTED] built in the 1960's and as yet not updated drains to cope with such flows the water may pool and temporarily flood the front yards of some dwellings like [REDACTED] then why should the land owner [REDACTED] pay for repetitive land height and Cadastral ADHD surveys under a planning Scheme that does not account for works undertaken by pro active property owners. What a waste of money and poor local economic management making the council slow and ineffective in planning applications to time and time again resurvey blocks for what you already know by virtue of your recent land and drainage survey.

Why not survey once and use permanent benchmarks to facilitate further works to ADHD you know as a council already exist under Cadastral subdivisions for building heights, barrel drain and boundary offsets. Give each property the known ADHD now please in the kerb as an epoxy pin for ADHD reference - stop wasting money and link it to S32 documentation.

The ADHD of the floor of the dwelling at [REDACTED] is well above this flood level given it is on stumps - some 800mm above and at no risk of flooding like [REDACTED].

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

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

Of note a Council inspector told me I had not done the right thing and was not able to install the pit despite a letter from the council drainage engineer saying I could install the pit over the barrel drain.

The interlude with the council Inspector in 2018 was a rude and intimidating event and in my opinion based on ignorance and informed pre supposition.

He was sent away with a copy of the letter from the Council Drainage engineer who was by contrast most helpful.

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

A comprehensive land analysis is not a management strategy merely a risk mitigation by council and a relay of responsibility in cost and management to the land owner.

This is unacceptable and is not good for future management of the environment both monetarily for micro economic reform and climate change mitigation.

[REDACTED]

In the 2021 and 2023 so called consultation periods no acceptance of over application or installation of non permeable paving to blocks at [REDACTED] and [REDACTED] has been noted.  
This places excessive load on the system via high speed flash run off and has not been managed for mitigation.

I was told verbally by the Council in 2021 that we could not build a garage (They preferred a Carport) to the right side of our property given the need for water flow.

[REDACTED]

[REDACTED]

Water entering our property at [REDACTED] has been given a path on the left side that is the low side by landfall and a new grated pit at the rear left corner for water to get away and into the existing easement and barrel drain. This has not been done to [REDACTED].

Why should excessive costly onerous responsibility be placed upon our property at [REDACTED] when we have installed permeable paths and driveway at the front of the block with slotted serviceable PVC ag. drains and 20mm aggregate that take water to the rear barrel drain mitigating the stormwater pooling affect.

We should be able to erect a garage with a door that can simply be opened to allow water to escape through to the back yard. Why has there been a spoken preference by council for an open carport to the right side of [REDACTED] when others have recently built under council planning process knowing that water is not going to escape.

As a property owner who has done what others in the street have not, then why not audit my property at councils expense to acknowledge my work and permit me to build an enclosed garage with operable doors.

Why should the owners at [REDACTED] pay for the inactivity and or poor building practices of others in the same street under poor council direction.

[REDACTED]

I would like the SBO2 and C196More regime to respect Council inactivity and continued reliance on an outdated inadequate stormwater drainage system to [REDACTED] and in particular poorly serviced unfinished drainage infrastructure to [REDACTED].

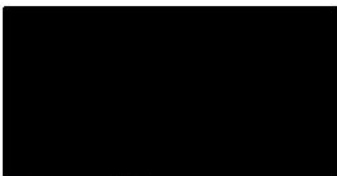
I would like the information gained at ratepayer expense by council under the C196 More and already known be given free to each affected landowner now and front up without cost to the landowner by way of ADHD reference points and expected methods of management by property ie. floor levels.

This can be Gazetted at Spring Street and made part of all S32 land transfers so property owners are fully aware of their future cost exposure under future development.

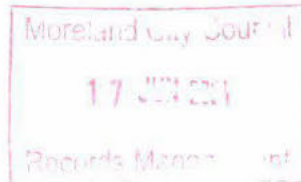
Regards

[Redacted Signature]





15 June 2024



#3432 Coburg  
17/6/24

Strategic Planning  
Submission to Amendment C196more  
Merri-Bek City Council  
90 Bell Street  
Coburg  
Victoria 3056

Attention: Ms Angela Schirripa  
Acting Unit Manager Strategic Planning

Dear Ms Schirripa,

RE: Objection to the proposed SBO2 Overlay Application to my property at [REDACTED]  
[REDACTED]

I am writing to formally object to the proposed application of the SBO2 overlay to my property at [REDACTED] as indicated in Amendment C196more. After careful review and consideration of the council-issued modelling map, I believe that the application of the SBO2 overlay to my property is unwarranted based on the following factors:

**Minimal Area Impacted by Flooding:**

According to the council's stormwater modelling, the total area of my property that could potentially be impacted by flooding is approximately 14 square meters. This represents a very small portion of the overall property area and suggests that the risk of significant flooding is minimal.

**Location of Inundated Land:**

The areas modelled to be inundated are concentrated along the Northern and Western boundaries of the property, barely encroaching inside the property lines. Specifically:

- **Western Boundary:** The potentially inundated land on the Western boundary is entirely within the street frontage area and well within the 4-meter setback where no construction is permitted. The elevation increases within the property, moving away from the street, further reducing the likelihood of significant flooding impact. Additionally, this area is entirely garden space, meaning any potential flood impact would be negligible and primarily dependent on council-managed street drainage infrastructure.
- **Northern Boundary:** Approximately 60% of the modelled inundated area along the Northern boundary is occupied by an existing brick garage. The model inaccurately suggests water ingress through a solid brick wall rather than through the garage door opening, which faces the Western boundary. This clear oversight indicates a significant error in the modelling and undermines the credibility of the flood risk assessment for this property.

**Hydrological Model Margin of Error:**

Considering the typical margin of error for hydrological models, the small area indicated as flood-prone on my property could easily fall within this margin. Therefore, applying the SBO2 overlay based on such marginal data seems unreasonable and excessively cautious.



**Disproportionate Impact on Property Value and Insurance:**

The imposition of the SBO2 overlay would likely lead to a decrease in property value, as potential buyers may be deterred by the perceived flood risk. The overlay's presence would signal an exaggerated risk, not aligned with the minimal actual flooding potential indicated. This misalignment creates a disproportionate impact on the property, leading to a reduction in its market appeal and value.

Additionally, insurance premiums for the property could increase significantly due to the overlay designation. This increased financial burden is unjustified given the negligible actual risk of flooding. The small area potentially affected by floodwaters does not warrant the extensive restrictions and costs imposed by the SBO2 overlay, leading to an overall disproportionate effect on the property's usability and financial viability.

Given these considerations, I respectfully request that the SBO2 overlay not be applied to my property. The minimal risk of flooding, combined with the modelling inaccuracies and the disproportionate impact on property value and insurance, justifies this request.

Thank you for considering my objection. I am available for further discussion and can provide additional evidence or clarification if required.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.

**From:** [REDACTED]  
**Sent:** Sunday, 16 June 2024 9:44 PM  
**To:** Strategic Planning  
**Subject:** Submission to Amendment C196more  
**Attachments:** DSC09183.JPG; DSC09185.JPG

**AMENDMENT C196more – Special Building Overlay Schedule 2**

I object to my property ([REDACTED]) being included in the storm water 1% map.

This will devalue my property and increase my insurance premiums.

My property is much higher than the building behind me and also is on raised concrete stumps.

***1. My 6 foot back fence with the roof of the house in [REDACTED].***

DSC09183

***2. Concrete stumps raising rear of my house by 20 inches.***

DSC09185

I believe the map is flawed as storm water usually seeks the path of least resistance i.e. down [REDACTED]

[REDACTED].

[REDACTED]

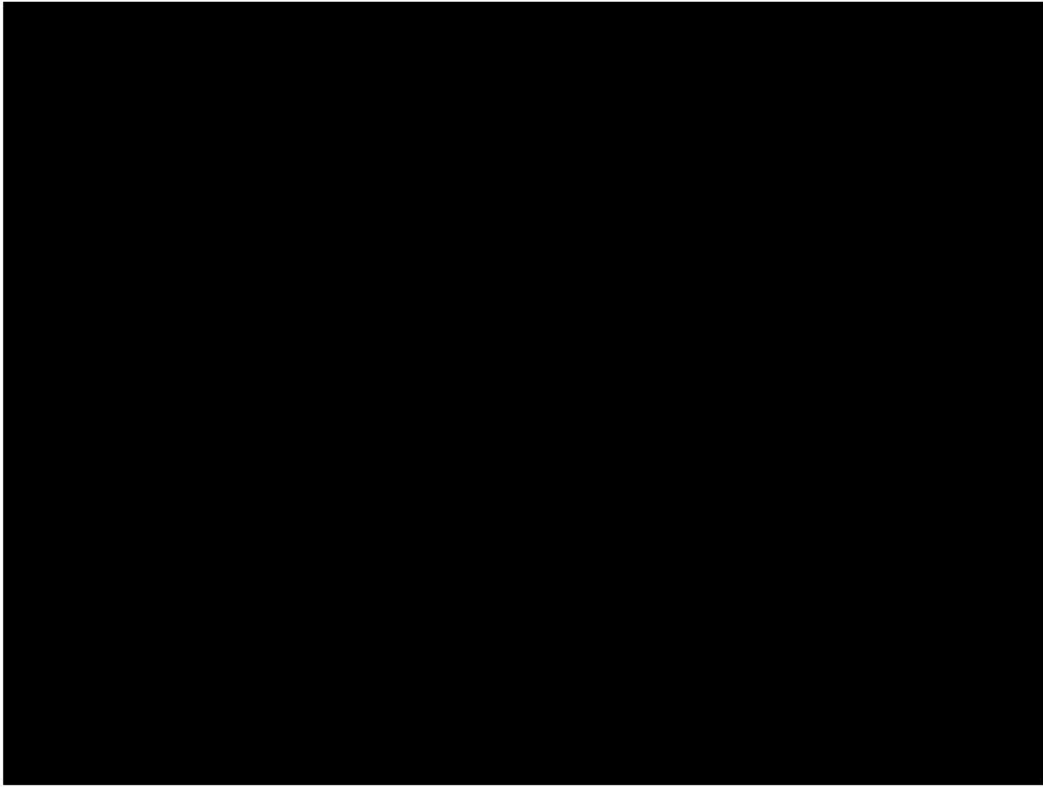
[REDACTED]

[REDACTED].



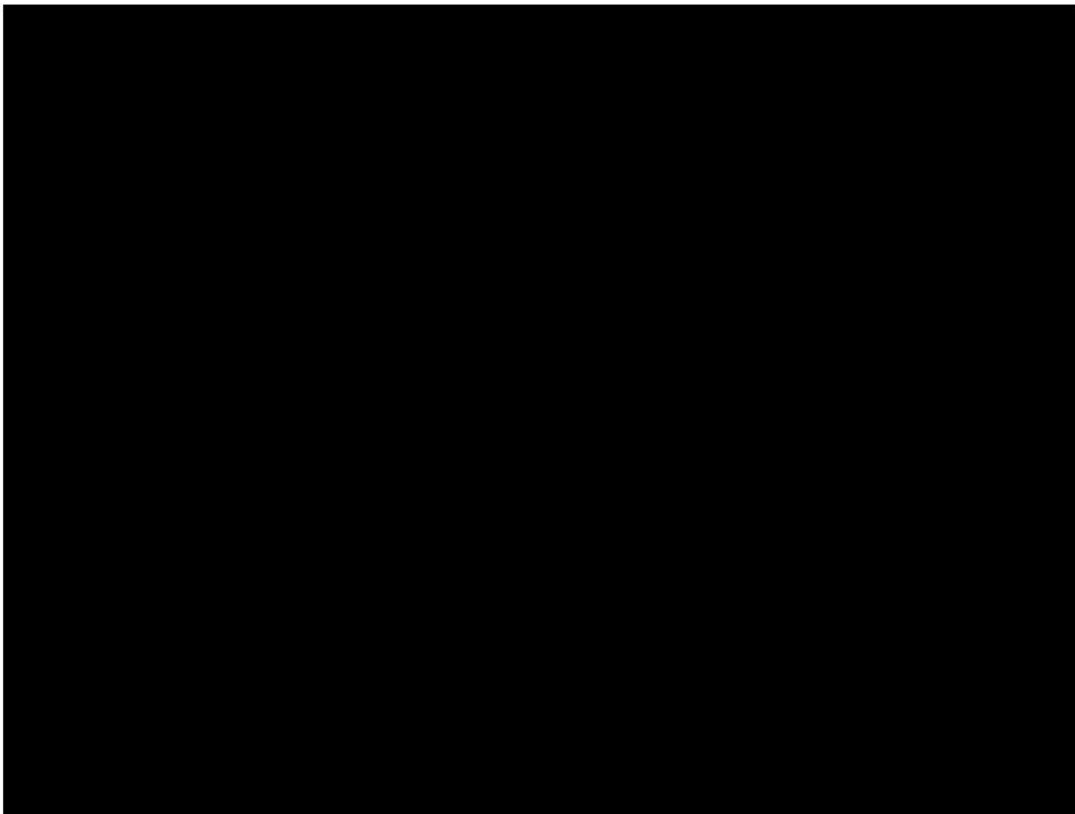
Virus-free. [www.avg.com](http://www.avg.com)

**Attachment 1:**



DSC09183.JPG

**Attachment 2:**



DSC09185.JPG

**From:** [REDACTED]  
**Sent:** Monday, 17 June 2024 4:07 PM  
**To:** Strategic Planning  
**Subject:** Submission to Amendment C196More. [REDACTED].

Hello Strategic Planning Team Merri-bek Council,

I am writing in my character of current owner of [REDACTED]. We are new owner of this allotment and have just been informed via your letter of the new special overlay that is going to be applied to it.

We want to express that we are opposing to the amendment proposal as this will create more problems than solutions. All the regulations around a new overlay that we consider not necessary in land like ours, it would limit what we can do with our allotment and would create the need of a planning permit which would cost more time and money in case we want to extend or modify our house in the close future. The need for us as owners to engage drainage engineers and pay extra to the council for maps and a planning permit really is something that should not be, specially after all the expenses that us as owners have to go through in terms of council fees to support the house.

We oppose to this and would appreciate if the council representatives in charge of this amendment could reconsider the extend of this new changes and extra overlays.

Kind Regards,

[REDACTED]

Strategic Planning  
Submission to Amendment C196more  
Merri-bek City Council  
Locked Bag 10  
Brunswick VIC 3056

By Email to: [strategicplanning@merri-bek.vic.gov.au](mailto:strategicplanning@merri-bek.vic.gov.au)

To Whom It May Concern:

Property: [REDACTED]  
Subject: **Submission to Amendment C196more / Introduction of the Special Building Overlay – Schedule 2 (SBO2)**

1. I am writing on behalf of the owner of the Property in response to the proposed Amendment C196more Special Building Overlay – Schedule 2 (SBO2).
2. SBO2 should not apply to the Property for the following reasons.
3. Firstly, the stormwater overland flows affecting the north-west corner of the Property, at the corner of [REDACTED] or otherwise being the location of [REDACTED] in the [REDACTED] fails to account for the [REDACTED]. Any stormwater overland flows in this area heading north towards the [REDACTED], these flows would not penetrate, but rather divert around, [REDACTED]. It follows that the area within the Property would not be affected by any such flows.
4. Secondly, were there to be a residual concern that such flows may nevertheless [REDACTED] this could be addressed by applying a clear waterproofing membrane which would not disturb the [REDACTED].
5. It follows that SBO2 should not apply to the Property.
6. Should you have any questions about this submission, please do not hesitate to [REDACTED] via email at [REDACTED].

Yours faithfully

[REDACTED]

17 June 2024

[REDACTED]

**From:** [REDACTED]  
**Sent:** Monday, 17 June 2024 4:15 PM  
**To:** Strategic Planning  
**Subject:** Submission re: Amendment c196More

**Att:** [strategicplanning@merri-bek.vic.gov.au](mailto:strategicplanning@merri-bek.vic.gov.au)  
**Submission re:** Amendment c196More

We are writing re: Amendment c196More - introduction of a special building overlay - schedule 2.

We were last month informed that our two properties in Merri-bek will be impacted - our family home, [REDACTED], of almost 50 years, and a sole investment property of more than 30 years in [REDACTED].

We were shocked to learn of the proposed planning amendment but also the stormwater overland risk. We feel we have been inadequately informed about the updated stormwater map and the impact on our properties: what this specifically means for any future building plans (what sort of restrictions will be in place?), but also, as pensioners, what this could mean for the costs of insuring our properties and any detrimental impact on the value of our properties (our sole investments and retirement income).

Looking at the maps available online there is no explanation as to why our properties are deemed a 1 per cent chance of flooding in any given year due to stormwater/local drainage while others in the same street, or surrounding streets are not. How did Melbourne Water come to this decision? What were the methods used to reach these conclusions? There is also no detail on what levels of stormwater overland would be anticipated. Also, importantly, there is no information from Melbourne Water or Merri-bek Council on what they are collectively doing or plan to do to mitigate the risk to our properties and community?

We would appreciate further information on how these maps were created, the planned amendment and the likely impact on our properties.

[REDACTED]

**From:** Web Services  
**Sent:** Monday, 17 June 2024 11:40 AM  
**To:** Strategic Planning  
**Subject:** Amendment C196more: Submission received

Name : [REDACTED]  
Email(2) : [REDACTED]  
Address(3) : [REDACTED]  
Phone : [REDACTED]

Make a submission : I see that [REDACTED] is affected by the new flood maps zoning (SBO2) although when I looked at the maps, our particular block on our street seemed to be not actually within the zone. Can you please confirm why we are affected if the very specific map does not seem to go over our property (but rather does go on neighbouring properties on our street)? I request that [REDACTED] is removed from the new building requirements on the basis that it is actually not directly impacted by the new flood mapping. Please see attached screenshot showing [REDACTED] on the map.

Upload your submission : [Screenshot 2024-06-17 at 11.40.26 AM.png](#)

Privacy : I accept

**Attachment:**



Screenshot 2024-06-17 at 11.40.26 AM.png