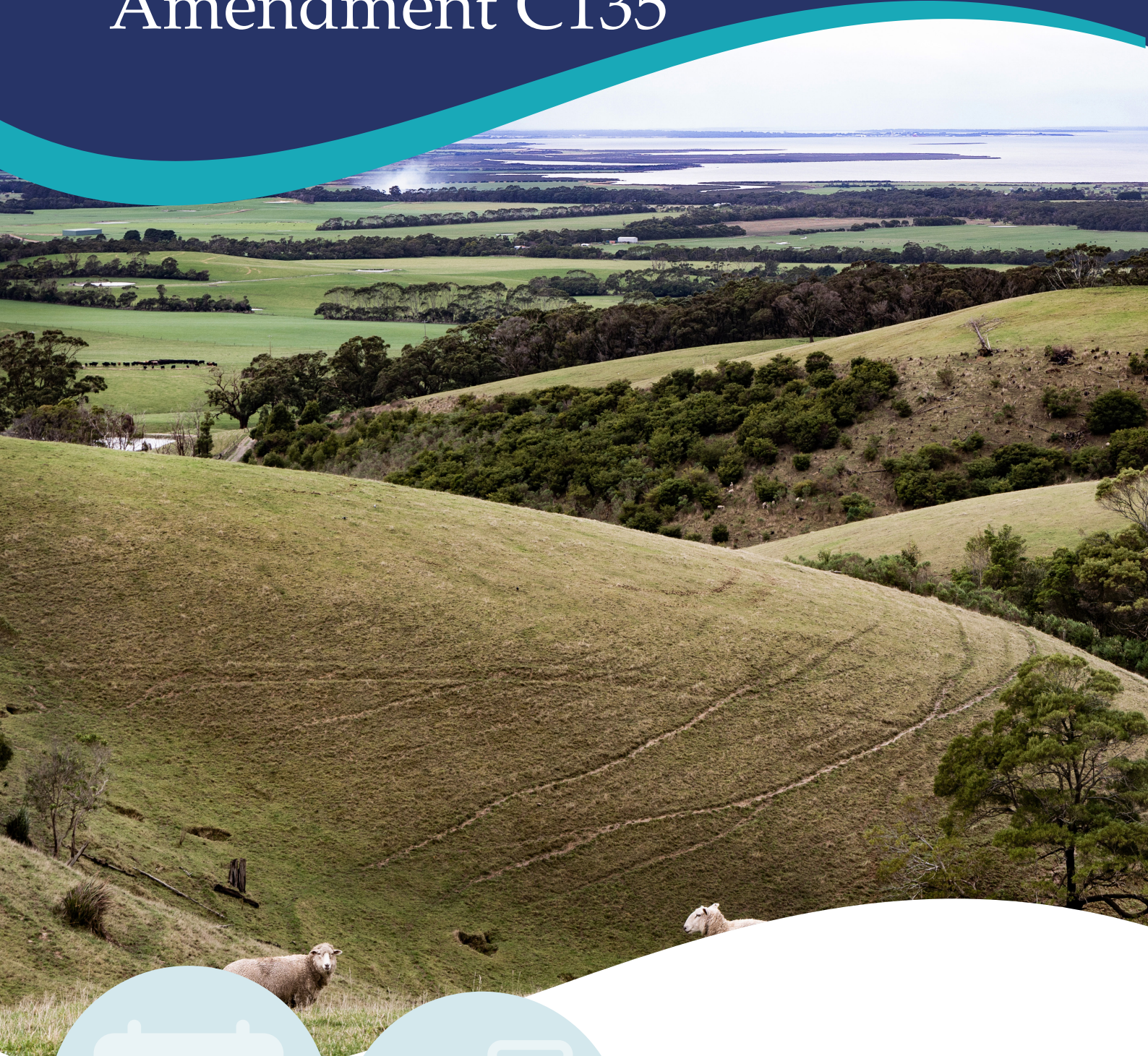


SOUTH GIPPSLAND SHIRE COUNCIL

Engagement Report: Planning Scheme Amendment C135



Engagement Duration

21 May to 6 July 2026

Submissions

78



South Gippsland
Shire Council

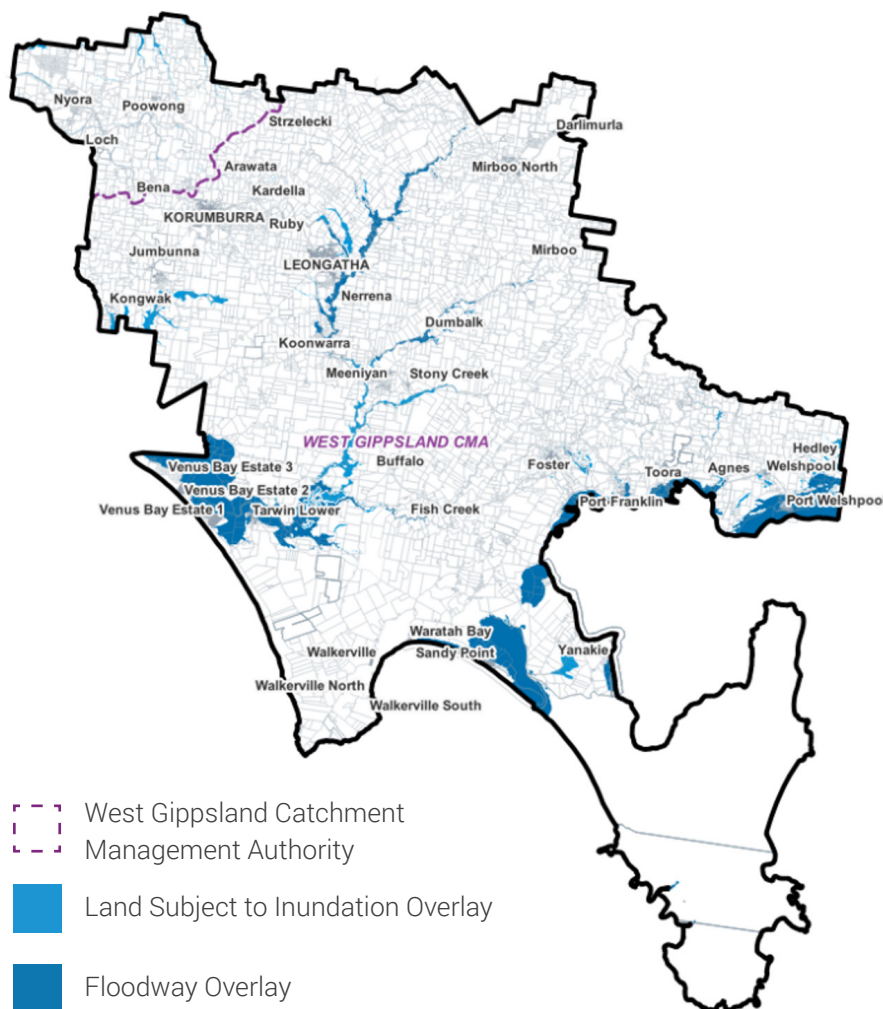
Amendment Overview

The Draft Amendment C135 to the South Gippsland Planning Scheme proposes to implement 10 flood studies undertaken for catchments within the South Gippsland Shire by applying the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) (see map below), and making other changes to the South Gippsland Planning Scheme.

The Draft Amendment implements flood studies in West Gippsland Catchment Management Authority's jurisdiction by:

- Updating the Land Subject to Inundation Overlay.
- Applying a new Land Subject to Inundation Overlay Schedule 2 to areas where road access is affected by inundation.
- Applying the Floodway Overlay to higher risk inundation areas.

In Melbourne Water's jurisdiction, no mapping changes are proposed, but owners and occupiers were notified because the Land Subject to Inundation Overlay Schedule 1 was proposed to be updated.



Engagement Summary

- The Draft Amendment was open for consultation from Thursday 21 May 2026 until Monday 6 July 2026.
- Letters were sent to owners and occupiers of approximately 2,610 properties who were affected by the amendment.
- Eight information sessions were held in key towns. Approximately 150 people attended. This included one-on-one sessions relating to specific property questions. An online session was also held by request.
- Over 100 enquiries were received.
- Over 10 site visits.
- A total of 78 submissions were received, including six public authority submissions and four late submissions. Of those, 41 submissions were considered relevant to the Flood-related Standing Advisory Committee in accordance with their [Terms of Reference](#).

In response to the exhibition, South Gippsland Shire Council has recommended changes to:

- Mapping of the Land Subject to Inundation and Floodway Overlay's in the West Gippsland Catchment Management Authority's jurisdiction in response to customer enquiries and submissions.
- The Explanatory Report in response to a Country Fire Authority submission.
- Land Subject to Inundation Overlay and Floodway Overlay Schedules in response to a review during exhibition.

Key Issues and Responses

Issue One: New and Upgraded Infrastructure Requests

Some submitters stated that new and upgraded infrastructure should be provided to address flooding issues in South Gippsland.

Response

Best practice flood mitigation requires the consideration and management of flood impacts to existing and future development within the community. It aims to improve community flood resilience using a broad risk management hierarchy of avoidance, minimisation and mitigation (page 2, [Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia](#), Australian Institute for Disaster Resilience). This is in line with the hierarchy of adaptation options in the Victorian Government's [Marine and Coastal Policy \(2020\)](#). In these hierarchies, major engineering works are considered an option of last resort.

Implementing drainage upgrades and engineered mitigation works such as levees, rock/concrete walls or drainage management is subject to budget, design and cost-benefit analysis.

South Gippsland Shire Council is constantly reviewing existing drainage to see if there are improvements that can be made, however, the focus of Council's capital investment is on renewal rather than expansion or new infrastructure.

Relevance to the Flood-related Standing Advisory Committee

Unlikely to be considered by the Committee as this is not considered land use planning related or related to the purpose of the amendment.

Issue Two: Stormwater Drainage Management

Some submitters stated that better stormwater drainage management was needed to address or fix flooding issues.

Response

Stormwater drainage should not be expected to address flood events. These systems are designed to collect and contain water from rainfall events typically up to the level of a one in five year event, and are intended to prevent surface water from ponding or flowing over land in common rainfall events.

Flooding is natural and is more depending on the landform rather than the built environment, especially in regional areas. Stormwater drainage systems alone cannot practically prevent flooding entirely. The drains required to handle the amount of water in more severe events would have to be immense and very expensive, in many cases further increasing the size of constructed drainage systems will make no difference at all as there is no unflooded destination for drains to send water. In severe rainfall events, the constructed drainage system will reach capacity and excess water will follow roads and natural drainage paths towards a larger waterway. The introduction of flood controls helps prevent future problems by coordinating development in areas prone to flooding.

South Gippsland Shire Council provides road and drainage systems to collect and direct stormwater to creeks and rivers, and we also maintain stormwater pipes owned by Council in easements on private property. These are inspected and maintained in accordance with the [Road Management Plan](#) and asset service levels, which set inspection frequencies and response times.

Drainage matters raised in submissions have been referred to the relevant Council team and will be assessed through Council's usual service request process. Where an operational maintenance issues was identified, it has been actioned. Assessment of a location does not commit Council to capital works. Any new or upgraded infrastructure is considered on a risk and cost-benefit basis through Council's annual capital works and long-term Asset Plan processes.

Relevance to the Flood-related Standing Advisory Committee

Unlikely to be considered by the Committee as this is not considered land use planning related or related to the purpose of the amendment.

Issue Three: Insurance

Submitters raised concern about the impact on the Draft Amendment on their insurance.

Response

Insurance premiums are determined by individual insurers using their own risk assessment methodologies. Flood insurance premiums generally reflect:

- Historic flooding;
- Previous claims;
- Likelihood of flooding;
- Expected depth of flooding relative to the insured building; and
- Expected cost of recovery.

Regardless of whether planning controls are applied, insurers are expected to respond to flood study information about flood risk for your property, which is already publicly available.

Insurers only cover risk over the next 12 months from when a policy begins. This means insurers are only interested in the current risk and set premiums based on that, not on future scenarios.

If you feel you have received an incorrect assessment of the risk at your property, you can contact your insurer to discuss with them. West Gippsland Catchment Management Authority can provide flood advice to insurance companies on request. It is also important to shop around if you aren't happy with your premium.

More information about flood insurance can be found at the [Insurance Council of Australia's webpage](#) and in [Floodplain Management Australia fact sheets](#).

Relevance to the Flood-related Standing Advisory Committee

Unlikely to be considered by the Committee as this is not considered land use planning related or related to the purpose of the amendment.

Issue Four: Request Mapping Review

A number of submissions questioned the flood control mapping.

Response

West Gippsland Catchment Management Authority is the floodplain manager for most of South Gippsland and prepared the mapping for the Amendment.

Where issues were raised with the mapping, it was reviewed. In some cases this resulted in recommended changes to the mapping, for example where the overlay affected a sliver of land that would not have resulted in a useful planning permit trigger.

Melbourne Water is the floodplain manager for the western section of the municipality (around Loch, Nyora and Poowong). The flood controls in that area were not reviewed as part of this Amendment.

Relevance to the Flood-related Standing Advisory Committee

While the Committee may consider this, it is not required to. Some of the issues raised have been resolved.

Issue Five: No History of Flooding

Some submissions mentioned that their property had never flooded.

Response

The mapping focuses on future risks. It is based on the probability of flooding, specifically a 1% Annual Exceedance Probability flood event. This type of event was previously known as the 100-Year Average Recurrence Interval Flood or 1 in 100 Year event. It is considered to be a very large flood and is used as the minimum design standard for new development in Victoria. However, a flood of this size or greater may occur more frequently than this.

A copy of each of the flood studies that underpin the Draft Amendment mapping is available on the website.

Mapping of the overlay has been reviewed on properties in response to these concerns. Some changes have been made where the review found that the mapping could be improved.

Relevance to the Flood-related Standing Advisory Committee

Unlikely to be considered by the Committee as this is not considered land use planning related or related to the purpose of the amendment. The Committee also does not need to consider how the flood studies are prepared or the way the mapping is produced.

Issue Six: Background Data

Some submitters questioned the underlying data that was used to create the mapping used for this Draft Amendment.

Response

The proposed maps were created based on the data, modelling and assumptions in the relevant flood study, which can all be found on Council's website. Modelling is the best way to estimate the likely flood impacts in a 1% Annual Exceedance Probability flood event.

All flood studies were available for public viewing since before the start of the amendment's exhibition period and can still be viewed online or in hard copy by request.

West Gippsland Catchment Management Authority staff were available during the exhibition period to discuss the flood studies and modelling via phone, email, one-on-one meetings and site visits.

Relevance to the Flood-related Standing Advisory Committee

The Committee may consider this, but it is not required to.

Issue Seven: Engagement / Consultation

Some submitters argued there was inadequate consultation or were critical of the information sessions offered by Council.

Response

The engagement process for planning scheme amendments is set out in the *Planning and Environment Act 1987*. That process was followed. Feedback for amendments must be received in writing for them to be considered.

Notice was given to relevant Ministers, public authorities, municipal councils, landowners and occupiers of the land affected by the Amendment over a six-week period (the Act specifies one month minimum). All landowners and occupiers affected by proposed flood controls (including those without mapping changes) were sent letters with details of the Amendment and given an opportunity to respond. There was also a notice in the Government Gazette, local newspapers and on Council's website. Physical copies were also available at Council's reception.

The public were asked if there were any further locations and times that people wanted information sessions and one-on-one bookings required. This was requested once and an online meeting was held. Site visits were also offered and taken up by some landowners.

Criticism was mainly regarding not providing an open community forum to provide feedback. The information sessions were not intended as an opportunity to provide feedback as it was required to be in writing. The sessions were designed for discussion and questions through one-on-one discussions, hence why RSVPs were requested. Very few RSVPs were received, which made the sessions difficult to staff with adequate expertise.

Another reason open community forums were not proposed was because they were not considered an effective way to engage with the community on this Amendment. This is due to not all individuals having an equal opportunity to be heard and having their questions answered. Many of these questions were personal in nature and it felt more appropriate to have a private discussion to ensure the advice given was as accurate as possible.

Relevance to the Flood-related Standing Advisory Committee

This will likely be considered by the Committee because correct procedure for consultation is important to the amendment process.

Issue Eight: Planning

Some submitters believed that an overlay was not necessary.

Response

Planning overlays that identify and address flood risk are important for community safety, prevention of flood damage as well as river, marine, coastal and wetland health, waterway protection and floodplain health. It informs current and future owners of the flood risk and regulates development in hazardous areas.

Planning can only take flooding into account when a permit is triggered. Flood controls (overlays) are needed to take flood risks into account when development is proposed. This means that developments are more resilient to the effects of flooding.

Relevance to the Flood-related Standing Advisory Committee

This is likely to be considered by the Committee because this is land use planning related.

Issue Nine: Growth

Some submitters were concerned about the impact on Welshpool and Port Welshpool's town growth.

Response

The proposed controls don't stop development in Welshpool and Port Welshpool. They're needed to take flood risk into account when development is proposed. This provides for more resilient developments, and in turn, more resilient communities.

The existing planning controls relating to flooding in the South Gippsland Planning Scheme have not adversely affected these towns. It is also worth putting into context that South Gippsland's Housing and Settlement Strategy, directs growth to other locations before Welshpool and Port Welshpool.

While this Draft Amendment is focused on planning, South Gippsland Shire Council seeks to proactively work with and support these communities in other ways. For example:

- The Community Development team continues to support community planning with both towns.
- Council's Early Years team has been very involved in starting up and supporting a new community playgroup in Welshpool.
- An accessible pontoon was recently opened at Port Welshpool, funded by the Victorian Government.
- A Council day was held at Port Welshpool in September 2026, which included an opportunity to drop-in to chat to Councillors.
- The Wellington Shire and South Gippsland Shire's Renewable Energy Land and Infrastructure Plan project seeks to plan for major protects that are expected in the region. Community consultation opportunities coming up may be of interest to both communities.

Relevance to the Flood-related Standing Advisory Committee

Unlikely to be considered by the Committee as this is not considered to be related to the purpose of the Draft Amendment.

Issue Ten: Property Values

Some submitters were concerned that the controls will reduce their property value.

Response

Property values are determined by the market and influenced by a range of factors including:

- Construction type;
- Location;
- Age;
- Supply and demand;
- Orientation;
- Adjoining land uses;
- Property quality; and
- Planning controls.

It is not possible to predict any impact on property values arising from the planning controls. If your property has been identified as having flood risk, it doesn't mean the likelihood of flooding has changed.

Previous Planning Panel reports have examined this before and concluded that flood controls are highly unlikely to affect property prices.

Relevance to the Flood-related Standing Advisory Committee

Unlikely to be considered by the Committee as this is not land-use planning related.

Issue Eleven: Increased Building Costs

Some submitters felt the controls will increase building costs in those areas.

Response

It is noted that the proposed controls may impact building cost in the short-term, for example, by requiring increased floor level heights for a building. However, this cost will protect your house and you from harm and damage in the long-term in the case of future flooding.

Relevance to the Flood-related Standing Advisory Committee

Unlikely to be considered by the Committee as this is not land-use planning related.

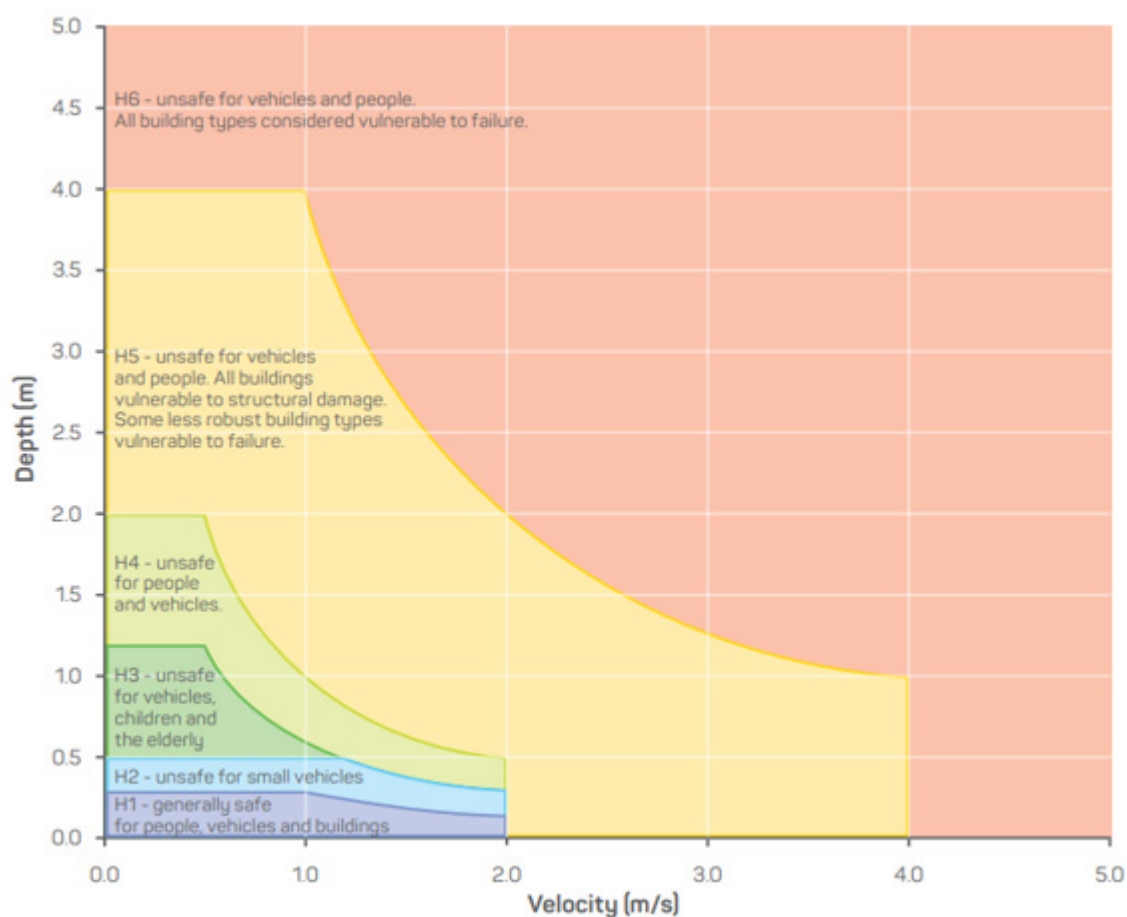
Issue Twelve: Floodway Overlay

Some submitters believed this overlay does not need to be applied.

Response

The Floodway Overlay is appropriate in areas with a high risk of flooding. These areas have the greatest risk and frequency of being affected by flooding. It has been applied in South Gippsland because of the depth of flooding in a 1% Annual Exceedance Probability flood event (which must be greater than 0.3 metres).

The flood depth threshold of 0.3 metres and its implications for development are illustrated in Figure 1 below (from the West Gippsland Catchment Management Authority). These guidelines state that where a flood depth is expected to rise above 0.3 metres in a 1% Annual Exceedance Probability flood event – either on the development site or along the vehicle access route – proposals that increase the number of people and properties exposed to flood risk are not supported.



The proposed Overlay will make advice that is already being used by Council and the West Gippsland Catchment Management Authority more transparent to existing and future owners.

Relevance to the Flood-related Standing Advisory Committee

This is likely to be considered by the Committee because this is land use planning related.

Next Steps

The next step is for the Minister for Planning to appoint the [Flood-related Standing Advisory Committee](#) to review the relevant unresolved submissions (41). These have been referred to the Committee in accordance with the Committee's [Terms of Reference](#).

Once appointed, the Committee may conduct hearings, which would likely take place in October and November 2026.

Following the Committee's review of the Amendment, the Committee will make their recommendation to the Minister before the Amendment is submitted for Ministerial approval.

South Gippsland Shire Council would like to thank everyone who attended an information session, requested further information and submitted their feedback as part of this process.

SOUTH GIPPSLAND SHIRE COUNCIL

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