



Department of Transport and Planning

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Con Tsotsoros
Lead Chair
Flood-related Amendments Standing Advisory Committee
Planning Panels Victoria
GPO Box 2392
Melbourne VIC 3001

Email: office@planningpanels.vic.gov.au

Dear Mr Tsotsoros,

REFERRAL OF DRAFT AMENDMENT C135SGIP AND SUBMISSIONS TO FLOOD RELATED AMENDMENTS STANDING ADVISORY COMMITTEE

I refer to draft Planning Scheme Amendment C135sgip which proposes to implement the findings and recommendations of 10 flood studies prepared by the West Gippsland Catchment Management Authority (WGCMA) into the South Gippsland Planning Scheme:

- Floodplain mapping for Hedley (2024)
- Floodplain mapping for Shady Creek, Welshpool (2024)
- Inverloch Region Coastal Hazard Assessment (2022)
- Flood impact assessment - 421 Barry Road, Welshpool (2021)
- Flood and drainage study for Foster and surrounding catchments (2019)
- Floodplain mapping for Tarwin River East Branch (2019)
- Floodplain mapping for Tarwin River West Branch (2019)
- Floodplain mapping for Fish Creek (2018)
- Corner Inlet Dynamic Storm Tide Modelling Assessment (2014)
- The Effect of Climate Change on Extreme Sea Levels along Victoria's Coast (2009)

The draft amendment proposes to amend Schedule 1 to Clause 44.04 Land Subject to Inundation Overlay (LSIO1) and insert Schedule 2 to the LSIO (LSIO2), Clause 44.03 Floodway Overlay (FO) and Schedule 1 to the FO (FO1) and make consequential changes to the operational provisions. The draft amendment proposes to update planning scheme maps to:

- vary the extent of the LSIO1 to apply to land subject to a flood depth less than or equal to 0.3 metres
- apply the LSIO2 to land not directly inundated, but where property access is affected by floodwaters to a depth of at least 0.3 metres
- apply the FO1 to land where the 1% AEP flooding modelled flood depth exceeds 0.3 metres

The council exhibited the draft amendment between 21 May 2026 to 6 July 2026 and received 78 submissions from *residents, landowners, government agencies and referral authorities*. The council considered the submissions and, in some instances, has

recommended changes to the draft amendment in response to submissions. Of the submissions, 41 are unresolved.

In response to a request from South Gippsland Shire Council, and under delegation from the Minister for Planning, I am referring the draft amendment and unresolved submissions to the Flood-related Amendments Standing Advisory Committee for consideration and advice.

Referral of specific matters

To support an efficient and timely hearing process, I have decided to refer only the specific matters listed in Attachment 1 to this letter to the Committee for advice and recommendations.

The following documents are enclosed with this letter:

- Referred matters
- Exhibited draft planning scheme amendment
- Council Community and Stakeholder Engagement Report
- Submissions received and council responses
- Revised draft planning scheme amendment
- Supporting documents from CMAs

The cost of the Committee will be met by the council in accordance with the Committee's terms of reference.

If you would like further information, please contact Suzy Thomas, Senior Manager, Gippsland and Regional Planning Partnerships, Department of Transport and Planning on [REDACTED]

Yours sincerely



Rebecca Collins
Director, Regional Planning Services

23 / 09 / 2026

Encl. **Attachment 1:** Referred matters, **Attachment 2:** Exhibited draft planning scheme amendment, **Attachment 3:** Council Community and Stakeholder Engagement Report, **Attachment 4:** Submissions received and council responses, **Attachment 5:** Revised draft planning scheme amendment, **Attachment 6:** Supporting Documents from CMAs

Attachment 1: Referred matters

Matter	Submission No(s).
Whether the proposed flood controls and overlay extents appropriately reflect the best available flood risk information and whether changes to the mapping are warranted.	6, 9, 18, 23, 25, 28, 40, 42, 46, 49, 56, 71, 73, 76
Whether the application of the Floodway Overlay in coastal inundation areas is appropriate, including whether the Floodway Overlay or Land Subject to Inundation Overlay is the most appropriate planning control.	12, 22, 30, 32, 62, 64, 71
Whether the proposed application of Land Subject to Inundation Overlay Schedule 2 (LSIO2) appropriately addresses isolation and safe access issues and whether the proposed controls are proportionate to the identified risk.	50, 60
Whether the amendment is supported by adequate strategic justification, including the application of contemporary flood information, climate change considerations and consistency with Ministerial Directions and strategic planning policy.	26, 67
Whether the proposed permit exemptions, schedules and ordinance provisions are appropriate.	17, 43, 59, 61, 68, 77, 78
Whether the amendment changes arising from exhibition, including revised mapping and ordinance changes, should be supported.	9, 10, 16, 26, 27, 39, 41, 44, 71, 72, 74, 78
Whether the planning impacts of the proposed controls, including potential implications for future development, subdivision, property values and insurance, have been appropriately considered.	11, 13, 14, 15, 18, 19, 20, 22, 24, 30, 32, 33, 56, 58, 69, 70
Whether the consultation process for the amendment, including notice and community engagement, was adequate.	11, 19, 20, 24, 30, 50, 58, 69