



## Agency Submission 1 Department of Transport and Planning

Submission summary:

- The Authority's understanding of the amendment is that it rezones land from the Flood Zone to the General Residential Zone Schedule 1 and applies the Flood Overlay and Land Subject to Inundation Overlay.

Discussion:

- The Authority is correct in its understanding and has no objections to the amendment.

Recommendation:

- Note submission.

## Agency Submission 2 Goulburn Valley Water

Submission summary:

- The amendment applies to land within the Corporation's water supply and sewer district boundaries.
- A reserve or easement will need to be created for sewer on the land, servicing is to be assessed at a later date.
- The corporation's understanding of the amendment is that it rezones land from the Flood Zone to the General Residential Zone Schedule 1 and applies the Flood Overlay and Land Subject to Inundation Overlay.

Discussion:

- The Corporation has no objection to the rezoning of the land.

Recommendation:

- Note submission.

## Agency Submission 3 Department of Energy, Environment and Climate Action.

Submission summary:

- The Authority's understanding of the amendment is that it rezones land from the Flood Zone to the General Residential Zone Schedule 1 and applies the Flood Overlay and Land Subject to Inundation Overlay.
- The Authority supports the proposed amendment.

Discussion:

- The Authority understands and supports amendment C55mans.

Recommendation:

- Note supportive submission.

## **Agency Submission 4 Goulburn Broken Catchment Management Authority.**

Submission summary:

- The Authority notes previous correspondence between the developer's planning consultant and Council. The amendment is in accordance with the Authority's requirements.
- The subject land may be subject to a larger than 1 in 100 Annual Exceedance Probability (AEP) flood in the future.

Discussion:

- The Authority has satisfied itself that the amendment aligns with their requirements and has no objections.

Recommendation:

- Note submission.

## **Agency Submission 5 Country Fire Authority.**

Submission summary:

- The Authority recommends that the Mansfield Shire Council consider bushfire policy at Clause 13.02-1S
- The subject land may be subject to a larger than 1 in 100 Annual Exceedance Probability (AEP) flood in the future.

Discussion:

- The Authority has satisfied itself that the amendment aligns with their requirements and has no objections.

Recommendation:

- Note submission.

## **Private Submission 1 Mick Ellis**

Submission summary:

- Objects to amendment because they state that minimal land fill has occurred over the past 5 years.
- States that the subject land is prone to flooding and if developed will negatively impact the Botanical Gardens area.

Discussion:

- The submitter is concerned that the rezoning will exacerbate flooding due to runoff from developed surfaces.

- The submitter believes that current zoning restrictions should remain in place to prevent negative impacts.

Recommendation:

- Engage in consultative meeting to address concerns.

Conclusion:

- Discussions have been held with the submitter and following clarification, their submission has been withdrawn.

## **Private Submission 2 Rowena Ellis**

Submission summary:

- Expresses dismay at the planning amendment for Redgum Rise estate.
- Notes witnessing significant water flows and flooding in the area.
- Believes the amendment could lead to a disaster due to inappropriate zoning and development.
- Opposes the amendment and criticizes the developer's mitigation efforts.

Discussion:

- The submitter is concerned about the potential for increased flooding due to the amendment and criticizes the developer's approach to mitigating flood risks.
- The submitter references other disasters in Australia caused by inappropriate zoning and development.

Recommendation:

- Engage in consultative meeting to address concerns.

Conclusion:

- Discussions have been held with the submitter and following clarification, their submission has been withdrawn.

## **Private Submission 2 Donna McRae and Gerri Allan**

Submission summary:

- Questions the boundaries of the land under consideration for Amendment C55.
- Notes that the area becomes a shallow lake after considerable rainfall.
- Expresses concern about the land fill deposited on the floodplain and the potential for future flooding.
- Hopes the rezoning will not negatively impact the Botanical Park and its new Strategic Plan.
- Seeks confirmation regarding the preservation of a Reserve adjoining their property.

Discussion:

- The submitters seek clarity on the boundaries of the amendment and express concerns about flooding and the impact of land fill.
- They reference previous assurances regarding a Reserve and request confirmation from the Council.
- The submitters hope that the amendment will not negatively impact the Botanical Park and its Strategic Plan.
- The submitter is largely concerned with the existing approved development plan.

Recommendation:

- Provide clarity on the boundaries of the amendment and address concerns regarding flooding and land fill.
- Confirm the status of the Reserve adjoining Lots 87 & 88.
- Consider the potential impact on the Botanical Park and its Strategic Plan.

Conclusion:

- Discussions have been held with the submitter and following clarification, they have verbally indicated that they have no concerns regarding the amendment and will be withdrawing their submission. In their email they will be seeking further clarification on the course of the Redgum Rise Development and requesting a conversation with the developer.